WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-SB-DW-20-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 478621 **DEEDWARR**
09/18/2020 01:26:15 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200918-0107303

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Tyra J. Donald	**Bank of America NA**	
(NAME)	(NAME)	**069-07-0-022.00**
2013 Clintondale Drive	**TX2-979-01-02**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Fort Worth, TX 76155**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH PITT WORTHAM, TRUSTEE U/A/D MAY 07, 1998 OF THE WORTHAM REVOCABLE TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYRA J. DONALD, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Clintondale of record in Plat Book 2330, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 15 fronts 100 feet on the Northerly side of Clintondale Drive and extends back 276 feet on both the East and West lines to a dead line on which it measures 100 feet.

Being the same property conveyed to William L. Wortham and Elizabeth Pitt Wortham by Warranty deed from L. H. Jordan and wife, Marie G. Jordan of record in Book 2924, page 173, Register's Office for Davidson County, Tennessee, dated July 08, 1959 and recorded on July 08, 1959 .

Said William L. Wortham is deceased.

Being the same property conveyed to Elizabeth Pitt Wortham, Trustee U/A/D May 07, 1998 of the Wortham Revocable Trust Agreement and any Successors in Trust by Quit Claim deed from Elizabeth Pitt Wortham, Individually of record in Book 10922, page 139, Register's Office for Davidson County, Tennessee, dated May 07, 1998 and recorded on May 07, 1998.

This conveyance is subject to:
- Davidson County Taxes for the year 2020, and any subsequent year, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 2330, Page 120, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2013 Clintondale Drive, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14th DAY OF SEPTEMBER, 2020.

Elizabeth Pitt Wortham, Trustee U/A/D May 07, 1998 of the Wortham Revocable Trust Agreement and any Successors in Trust

BY: _____
Deirdre J. Wortham, Successor Trustee U/A/D May 07, 1998 of the Wortham Revocable Trust Agreement

STATE OF GEORGIA
COUNTY OF GWINNETT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEIRDRE J. WORTHAM, Successor Trustee of Elizabeth Pitt Wortham, Trustee U/A/D May 07, 1998 of the Wortham Revocable Trust Agreement and any Successors in Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 16 day of September, 2020.

_____
Notary Public

My Commission Expires: 08/16/2022

Sunil Patel
Gwinnett County
Notary
Public
Expires
08-16-2022
STATE OF GEORGIA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212