WARRANTY DEED

Karen Johnson Davidson County
Batch# 479935 DEEDWARR
09/21/2020 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20200921-0108016

R-AKR-20-1610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Anne Gould	New owner	
(NAME)	(NAME)	
1610 11th Avenue N		**081-12-0-076.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **ERIC J. TUDOR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY ANNE GOULD, A SINGLE WOMAN,** 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:

Property located at 1610 11th Avenue North in the City of Nashville, 21st Councilmanic District of Davidson County, Tennessee, Being shown as parcel 76.00 on Davidson County property Map 81-12 and being a portion of Lot No. 378 on the Plan of McGavocks Town North Nashville, of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey by William E. Crenshaw, R.L.S. #2395, D.B.A. Crenshaw Land Surveying, P.L.L.C., dated May 12, 2015, as follows.

Beginning at an existing iron pin in the northeasterly right-of-way of 11th Avenue North. said pin being the Southwest corner of the herein-described tract and the Southeast corner of the James C. Tolbert, Jr., property of record in Deed Book 8577, Page 445, Register's office for Davidson County, Tennessee; thence, from said POINT OF BEGINNING, leaving the right-of-way of 11th Avenue North, North 34 Degree 12 minutes 02 seconds East, 114.73 feet to an existing iron pin in the southwesterly margin of an alley; thence,with said alley, South 53 degree 11 minutes 32 seconds East, 9.10 feet to an point in the westerly right-of-way fence of I-65 and I-40; thence, with said right-of-way, South 06 degree 03 minutes 45 seconds East, 37.15 feet to an existing iron pin; thence, leaving the interstate right-of way with the line of the Bertha Mason Hunter Property of record in will Book 121, Page 593, Register's Office for Davidson County, Tennessee, South 39 degree 22 minutes 48 seconds West, 93.11 feet to an iron pin set in the northeasterly right-of-way of 11th Avenue North; thence, with said right-of-way, North 40 degree 30 minutes 00 seconds West, 25.60 feet to the POINT OF BEGINNING, containing 3,196 Square feet, more or less.

Being the same property conveyed to Eric J Tudor, a single person by Warranty deed from Randall E. Haley, unmarried of record in Instrument No. 20160328-0028497 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on March 28, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 21, Page 23, 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: **1610 11th Avenue N, Nashville, Tennessee 37208**.

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 18th DAY OF SEPTEMBER, 2020.

Eric J. Tudor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC J. TUDOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2020.

Notary Public
My Commission Expires: 9/7/2021
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

