WARRANTY DEED

Karen Johnson Davidson County
Batch# 482881 **DEEDWARR**
09/24/2020 01:47:28 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20200924-0110103

A-OT-20-1631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELLWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

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)
Anchor-Iris Developments	**New Owner**	
(NAME)	(NAME)	**081-11-0-568.00**
942 Lawn View Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **ERNESTINE J. HOLT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANCHOR-IRIS DEVELOPMENTS, A TENNESSEE GENERAL PARTNERSHIP,** 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 Northerly half of Lot No. 101 on the Plan of D T McGavock, and Others Addition to Nashville, called the Addition to the Town of McGavock, as of record in Plat Book 21, Page 41, in the Register's Office for said County.

Said part of Lot No. 101 fronts 25 feet on the Westerly side of 11th Avenue, North, formerly Fillmore Street or Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Cheryl Elaine Mccain and Annie C. Bostick by Installment Deed from Thomas R. Blackwell of record in Book 5729, page 141, Register's Office for Davidson County, Tennessee, dated April 01, 1981 and recorded on April 03, 1981.

Being the same property conveyed to Ernestine J. Harris by Final Decree Confirming Sale deed from Clerk and Master of Davidson County of record in Book 9546, page 655, Register's Office for Davidson County, Tennessee, dated December 04, 1994 and recorded on December 15, 1994.

The Said Ernestine J. Harris having since married is now known as Ernestine J. Holt.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1631 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 17th DAY OF SEPTEMBER, 2020.

Ernestine J. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNESTINE J. HOLT, 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 21st of September, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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