Name and Address of New Owner:
Terrance Perdue and Caitlin Roubicek
3211 Jonesboro Drive
Nashville, TN 37214

Send Tax Bills To:
new owner

Karen Johnson Davidson County
Batch# 501683 DEEDWARR
10/26/2020 02:04:23 PM 2 pgs
Fees: $13.00 Taxes: $1,269.10
20201026-0123959

This Instrument Prepared By:
Greater Nashville Title, LLC (2)
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 096-15-0-082.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald Eric Davidson and Christal E. Davidson, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Terrance Perdue and Caitlin Roubicek,** "the Grantees," the following described real estate in Davidson County, Tennessee: Christopher A.

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hickory Bend, Section 3, of record in Plat Book 3600, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Eric Davidson by Warranty deed from George L. Pettie and wife, Constance R. Pettie, of record in Instrument No. 20100401-0024621, Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on April 04, 2010. (Value of consideration shown in aforementioned deed $175,000.00.)

Being also known as 3211 Jonesboro Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-96-VKES-20-3211

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of October, 2020.

Ronald Eric Davidson (SEAL)

Christal E. Davidson (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald Eric Davidson and Christal E. Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of October, 2020.

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 11-5-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $343,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of October, 2020.

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Notary Public
My commission expires:_____

File No. 2020-1104