Prepared By ~~& Return To:~~
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0127

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of October, 2020

Notary Public

Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 501735 DEEDWARR
10/26/2020 02:47:22 PM 2 pgs
Fees: $13.00 Taxes: $965.70

20201026-0124025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hadassah Henry 768 Ringgold Drive Nashville, TN 37207	new owner	059-14-0-112.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Melvin H. Fulghum III, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hadassah Henry, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 47 on the Plan of Haynes Manor, Section 1 of record in Plat Book 3600, Page 85, 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 Melvin H. Fulghum, Jr, unmarried by Warranty Deed from Lillian M. Trimble and Elizabeth A. Essen, dated 1/27/10 and filed for record on 2/01/10 in Instrument No. 2010201-0007604, in Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Melvin H. Fulghum, III by QuitClaim Deed from Melvin H. Fulghum, Jr dated 8/09/19 and filed for record on 8/15/19 in Instrument No. 20190815-0081902, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 768 Ringgold Drive Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of October, 2020.

Melvin H. Fulghum, III

Melvin H. Fulghum, III

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melvin H. Fulghum, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 20th day of October, 2020.

Kim Gillespie

Notary Public
My Commission Expires: 8·20·2024

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 438-MES-20-168