# WARRANTY DEED

Karen Johnson Davidson County
Batch# 517316 DEEDWARR
11/17/2020 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $5,772.00
20201117-0135322

T-BRG-20-2214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LISA G HODGES NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**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) |
|---|---|---|
| **Stephen Andrews and Elizabeth Dishman** | New Owners | |
| (NAME) | (NAME) | **117-02-0-031.00** |
| **2214 Sharondale Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (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, **ROBERT FRANCIS KINCAID, JR, TRUSTEE OF THE CLEO TRUST UAD JUNE 18, 2018; AND COLLEEN M. JOHNSON, TRUSTEE OF THE KAM TRUST UAD JUNE 18, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN ANDREWS AND ELIZABETH DISHMAN, HUSBAND AND WIFE,** 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. 13 on the Plan of Sharondale Subdivision of record in Plat Book 332, Page 19, 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 part of Lot No. 13 fronts 50 feet on the Northeasterly side of Sharondale Drive and runs back between lines 390 feet more or less on the Easterly line and 400 feet more or less on the Westerly line to the right-of-way of the Tennessee Central Railroad, on which it measures 50 feet.

INCLUDED in the above description by expressly EXCLUDED from this conveyance is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation of record in Book 4795, page 446, said Register's Office.

Being the same property conveyed to KAM Trust dated June 18, 2018, Whose Trustee is Collen M. Johnson, as to a one-half (50%) interest by Quitclaim deed from Robert Francis Kincaid, Jr of record in Instrument No. 20180921-0093636 Register's Office for Davidson County, Tennessee, dated July 18, 2018 and recorded on September 18, 2018.

Being the same property conveyed to CLEO Trust dated June 18, 2018, Whose Trustee is Robert Francis Kincaid, Jr., a one-half (50%) interest, by Quitclaim deed from Colleen M. Johnson of record in Instrument No. 20180921-0093641 Register's Office for Davidson County, Tennessee, dated July 18, 2018 and recorded on September 21, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 332, Page 19, Register's Office for Davidson County, Tennessee.
- Easements set out in the Warranty Deed to the State of Tennessee, Department of Transportation of record in Book 4795, Page 446, in the 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: **2214 Sharondale Drive, Nashville, Tennessee 37215**.

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 13th DAY OF NOVEMBER, 2020.

CLEO Trust UAD June 18, 2018

BY: _____
Robert Francis Kincaid, Jr
Trustee

KAM Trust UAD June 18, 2018

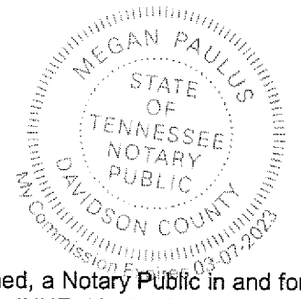
BY: _____
Colleen M. Johnson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT FRANCIS KINCAID, JR, TRUSTEE of CLEO TRUST UAD JUNE 18, 2018, 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 his/her free act and deed.

Witness my hand and official seal, this the 13th of November, 2020.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

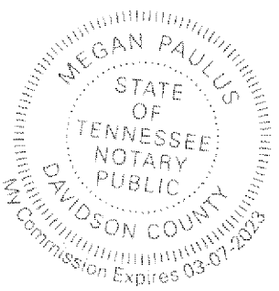



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLLEEN M. JOHNSON, TRUSTEE of KAM TRUST UAD JUNE 18, 2018, 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 his/her free act and deed.

Witness my hand and official seal, this the 13th of November, 2020.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)




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

## TRUE COPY CERTIFICATION

I, BRITTANY FLYNN, 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.

Brittany Flynn

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned notary public for the aforesaid State and County, BRITTANY FLYNN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY