Karen Johnson Davidson County
Batch# 555661 DEEDWARR
01/15/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20210115-0007328

#36004

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

G-TAG-20-000110

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)
Kevin Michael Carson and Amber Leigh Carson	Wells Fargo Bank, N.A.	
(NAME)	(NAME)	
110 Mockingbird Rd	PO Box 10335	**103-12-0-243.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Des Moines, IA 50306	
(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, **RAYMOND P. PENDARVIS AND WIFE, MARGO D. PENDARVIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN MICHAEL CARSON AND AMBER LEIGH CARSON, 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. 7 and the northerly one-half of Lot No. 6 of Block A on the Plan of Cherokee Park of record in Plat Book 547, Page (s) 169 and 170, 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 Lot No. 7 and the Northerly one-half of Lot No. 6 of Block A adjoin and together front 90 feet on the Easterly margin of Mockingbird Road and extends back 157.85 feet on the Northerly line and 156.93 feet on the Southerly line to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Raymond P. Pendarvis and wife, Margo D. Pendarvis by Warranty deed from Dorothy D. Yarbrough, unmarried of record in Book 7539, page 894, Register's Office for Davidson County, Tennessee, dated May 09, 1988 and recorded on May 10, 1988.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 169 and 170, 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: **110 Mockingbird Rd, Nashville, Tennessee 37205**.

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 8th DAY OF JANUARY, 2021.

Raymond P. Pendarvis by Margo D. Pendarvis Attorney in Fact

Raymond P. Pendarvis
by Margo D. Pendarvis, Attorney in Fact

Margo D. Pendarvis

Margo D. Pendarvis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margo D. Pendarvis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RAYMOND P. PENDARVIS. and who acknowledged she executed the same as the free act and deed of the said RAYMOND P. PENDARVIS.

Witness my hand and official seal, this the 8th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

