Karen Johnson Davidson County
Batch# 563615 DEEDWARR
01/28/2021 02:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210128-0012860

WARRANTY DEED

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2024

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF January, 2021.

Emily Reed
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A Suddeth	New owner	
(NAME)	(NAME)	05910007500
741 Rowan Drive	at property	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DAVID A. SUDDETH, A SINGLE MAN AND REGINALD SUDDETH, A MARRIED MAN, HEIRS OF THE ESTATE OF REGINALD A. SUDDETH, SR** HEREINAFTER CALLED THE GRANTOR(S), AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID A. SUDDETH, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS/ 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. 297 on the plan o Haynes Manor, Section II, of record in Plan Book 3700, Page 88, in the Register's Office for said County.

SAID Lot No. 297 fronts 85 feet on the southerly margin of Rowan Drive and extends back 99.9 feet on the easterly line and 123.9 feet on the westerly line to a dead line in the rear, measuring 70.61 feet thereon.

Being the same property conveyed to Reginald A. Suddeth and wife, Ella C. Suddeth, by virtue of that certain Deed dated October 1, 1973, and being of record at Book 4753, Page 219 in the Register's Office of Davidson County, Tennessee. Ella C. Suddeth having pre-deceased Reginald A. Suddeth on November 12, 2016 leaving Reginald A. Suddeth as the remaining tenant by the entirty. Reginald A. Suddeth having died testate on or about January 19, 2020 and his Last Will and Testament having been probated at Docket No 20P1401 in the Register's Office of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office for Davidson County, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 741 Rowan Drive Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 22nd day of January, 2021.

David A. Suddeth

Reginald Suddeth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David A. Suddeth and Reginald Suddeth**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that /they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of January, 2021.

Notary Public

My Commission Expires: 1/8/2024

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES: JANUARY 8, 2024

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022