WARRANTY DEED

Karen Johnson Davidson County
Batch# 578922 DEEDWARR
02/25/2021 01:18:02 PM 2 pgs
Fees: $13.00 Taxes: $3,614.59

20210225-0024082

JM-SB-WRAG-20-1610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $976,917.35.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

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 Dawson and Alice Dawson	**NEW OWNER**	
(NAME)	(NAME)	**083-10-0-470-00**
1610 Forrest Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1935		
(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, **ELIZABETH V. MAXWELL AND GRANT O. MAXWELL, WIFE AND HUSBAND AND DANIEL E. ORSBORN, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN DAWSON AND ALICE DAWSON, 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. 1 on the Plan of Re-Subdivision of Lot 40 on the Plan of Lockeland of record in Plat at Instrument No. 20151007-0102466, 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 Elizabeth V Maxwell and Grant O Maxwell, Wife and Husband and Daniel E Orsborn, A Married Man by Warranty deed from Echo Five, LLC of record in Instrument No. 20170606-0056582 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 06, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record as Instrument Number 20150107-0102466, Register's Office of Davidson County, Tennessee.
- Plan of record in Plat Book 57, Page 135, 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: **1610 Forrest Avenue, Nashville, Tennessee 37206-1935**.

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 22nd DAY OF FEBRUARY, 2021.

Elizabeth V. Maxwell
by Paul Hinman as Attorney-in-fact

Grant O. Maxwell
by Paul Hinman as Attorney-in-fact

Daniel E. Orsborn
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Nctary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIZABETH V. MAXWELL AND GRANT O. MAXWELL AND DANIEL E. ORSBORN, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH V. MAXWELL AND GRANT O. MAXWELL AND DANIEL E. ORSBORN.

Witness my hand and official seal, this the 22nd of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

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