WARRANTY DEED

Karen Johnson Davidson County
Batch# 580080 DEEDWARR
03/01/2021 08:58:42 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210301-0025084

JM-SB-RF-21-598

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/24/23
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF CASSIE LOVVORN

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)
Kathleen M. Landrum and Joshua D. Landrum	~~NEW OWNER~~ Renasant Bank	
(NAME)	(NAME)	
598 Hill Creek Dr	2001 Park Place North, Ste. 650	**147-14-0-127.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35203	
(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, **JASON L. NELSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN MCCOY LANDRUM AND JOSHUA DAVID LANDRUM, WIFE AND HUSBAND** 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. 411 on the Plan of Candlestick Farms, Section Four of record in Plat Book 3600, page 71, Register's Office for Davidson County, Tennessee. Beginning at a point in the Easterly margin of Hill Creek Drive said point being the common Westerly corners of Lots Nos. 411 and 412. Thence Northwardly with the Easterly margin of Hill Creek Drive 148.8 feet to a concrete monument, thence Eastwardly around a curve 36 feet to a concrete monument in the Southerly margin of Brewer Drive. Thence Eastwardly with the Southerly margin of Brewer Drive 91.7 feet to a concrete monument, thence Southwardly 126.1 feet to a point, said point being the common Easterly corners of Lots Nos. 411 and 412; Thence along the line between two lots Westwardly 140.6 feet to the point of beginning.

Being the same property conveyed to Jason L. Nelson by Quitclaim deed from Jason L. Nelson and Stacey L. Parker-Nelson, husband and wife of record in Instrument No. 20160816-0085219 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on August 16, 2016.

Alyssa Nelson, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying their marital interest, in any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 3600, Page 71, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3811, Page 978, as amended in Book 3822, Pages 71 and 75, 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: **598 Hill Creek Dr, Nashville, Tennessee 37211**.

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 26th DAY OF FEBRUARY, 2021.

Jason L. Nelson
by Paul Hinman as Attorney-in-fact

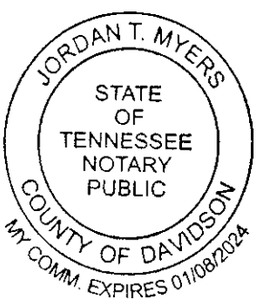
Alyssa Nelson
by Paul Hinman as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary 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 JASON L. NELSON AND ALYSSA NELSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JASON L. NELSON AND ALYSSA NELSON.

Witness my hand and official seal, this the 26th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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