WARRANTY DEED

Karen Johnson Davidson County
Batch# 580783 DEEDWARR
03/01/2021 01:24:18 PM 2 pgs
Fees: $13.00 Taxes: $244.20

20210301-0025609

JM-SB-OM-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7/9/2024

THIS INSTRUMENT WAS PREPARED BY
Ruby 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)
Trevecca Nazarene University	**NEW OWNER**	
(NAME) **333 Murfreesboro Pike**	(NAME)	**106-01-0-116.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(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, **WILMA JEAN MUSE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TREVECCA NAZARENE UNIVERSITY, A TENNESSEE NONPROFIT CORPORATION,** 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:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Westerly part of Lot No. 17 on the Map of Minton's Subdivision of Lots Nos. 1, 5 and 6 of the Nance Lands, as of record in Book 161, Page 95, Register's Office for said County, described as follows:

Beginning at a point on the Easterly margin of Nance Lane, formerly Hale Avenue, at the Southwest corner of said Lot No. 17; thence with the Southern boundary line of said Lot No. 17, Eastwardly 129.7 feet, more or less, to the Southwest corner of that part of said Lot No. 17 conveyed to Mercury Courts, Inc. by deed from L.P. Gresham and wife, of record in Book 2046, Page 449, said Register's Office; thence with said Mercury Courts, Inc., Western boundary line, Northwardly 78 feet, more or less, to a point in the Southern boundary line of said Lot No. 16 on said Map, said point being also said Mercury Courts, Inc., Northwest corner; thence with the Southern boundary line of said Lot No. 16, Westwardly 149.2 feet, more or less, to the Easterly margin of said Nance Lane; thence with the Easterly margin of said Lane, Southwardly 85 feet to the beginning.

Being the same property conveyed to Otha J. Muse and wife, Wilma Jean Muse by Warranty Deed from Roel B. Nabors and wife, Shirley K. Nabors of record in Book 2703, Page 255, Register's Office for Davidson County, Tennessee, date not listed, recorded on November 12, 1957.

The said Otha J. Muse died April 11, 2016 leaving Wilma Jean Muse as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 161, Page 95, 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: **90 Nance Lane, Nashville, Tennessee 37210**.

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 25th DAY OF FEBRUARY, 2021.

Wilma Jean Muse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of February, 2021.

Notary Public
My Commission Expires: 5·2·22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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