Karen Johnson Davidson County
Batch# 606603 DEEDWARR
04/05/2021 10:51:43 AM 2 pgs
Fees: $13.00 Taxes: $1,487.40
20210405-0043797

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000.00. Nancy Brennan Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2021. Megan Paulek Notary Public MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nancy Brennan, unmarried woman 4101 Ashley Park Drive Nashville, TN 37205	New owner	116-03-0G-001.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rebecca S. Ayer, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nancy Brennan, unmarried woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4101 on the plan of Ashley Park, as shown on Exhibit "B" to Master Deed Establishing the Horizontal Property Regime of Ashley Park, of record as Book 7128, Page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca S. Ayer, an unmarried woman by Warranty Deed from Victor H. Rumore, individually as to his life estate, and Victor H. Rumore, Trustee of the Victor H. Rumore Revocable Trust, as to its remainder, dated 12/09/2013 and recorded 12/18/2013, of record in Instrument 201312180127854, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4101 Ashley Park Drive, Nashville, TN 37205

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-21-4101

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/our hand(s) this the 31st day of March, 2021.

Rebecca S. Ayer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rebecca S. Ayer with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of March, 2021.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY