BOX 10-A (1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 612122 DEEDWARR
04/12/2021 09:17:42 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20210412-0047917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF April 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 3, 2021 ANDREW B. CHERRY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Rollow Rudolph III	New Owner	
(NAME)	(NAME)	
532 Idlewood Dr.		072-15-0-023
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(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, **SUSIE SPEARS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN ROLLOW RUDOLPH III, MARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of a tract marked "Reserved" on the Plan of S. W. Eastes Subdivision as of record in Book 1424, page 44, Register's Office for said County, and being designated as Tract 6 on the Map of the re-subdivision of the above property not of record and described according to a plan made by James L. Murphy, Jr., Surveyor, dated January 28, 1961, as follows:

Beginning at a point in the west margin of Pennington Avenue at the northeast corner of Lot N. I on the Plan of Belle Forests Subdivision as recorded in Book 547, page 33, said Register's Office, being the southeast corner of this tract; thence westerly along the north line of Lot No. 1 of said Belle Forest Plan, 179.5 feet to a concrete monument; thence northerly 59 feet to the corner of Lots 5 and 6 of this unrecorded plan; thence with the line between said lots, easterly 178.9 feet to the west margin of Pennington Avenue; thence with the margin of the same, southerly 61.8 feet to the point of beginning.

Being the same property conveyed to Calvin Spears and wife, Susie Spears, by Warranty Deed from Sam Seligman, Ben Cavalier, Sidney Averbuch and Alfred Finkelstein, dated March 29, 1961, recorded March 30, 1961, of record in Book 3217, page 81, Register's Office for Davidson County, Tennessee. Calvin Spears died on October 21, 1984 leaving Susie Spears as sole surviving Tenant by the Entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 2628 Pennington Ave, Nashville, TN 37216
(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 8th day of April, 2021

Susie Spears

SUSIE SPEARS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 8th day of April, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public