This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-11150-SM

Karen Johnson Davidson County
Batch# 620041 **DEEDWARR**
04/21/2021 10:39:27 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20210421-0053258

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

X Joshua Cody Austell
Affiant

Subscribed and sworn to before me, this the 19th day of April, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Cody Austell and Jordan Elise Austell 8021 Claytie Circle Nashville, TN 37221	Broker Solutions Inc. DBA New American Funding 2 Maryland Farms St. 128 Brentwood, TN 37027	155-16-0A-023-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Randy W. Rudder and Clare D. Rudder, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua Cody Austell and Jordan Elise Austell, husband and wife**, 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 Davidson County, Tennessee, being Lot No. 142 on the Plan of A Resubdivision of Traceside, Section One of record in Book 7900, Page 946, 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 Randy W. Rudder and Clare D. Rudder, husband and wife, by Warranty Deed from Michael L. Schneider, Jr. and Tara Schneider, husband and wife, of record in Instrument No. 20150402-0028965, Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on April 2, 2015.

This is improved property located at: **5553 Traceside Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RETURN TO:
PREMIER ESCROW, LLC
4391 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOOK 10A

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2021.

GRANTOR:

Randy W. Rudder

Clare D. Rudder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy W. Rudder and Clare D. Rudder, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of April, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY