WARRANTY DEED

Karen Johnson Davidson County
Batch# 622866 **DEEDWARR**
04/27/2021 09:38:51 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20210427-0055716

G-SB-VRES-21-5800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/6/2022

(AFFIX SEAL)

SHERRI KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
William Holets and Elizabeth Claire Ragan	new owner	
(NAME)	(NAME)	**145-05-0-001.00**
5800 Fredricksburg Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ROBERT ALLEN BRODIE** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM HOLETS, AN UNMARRIED MAN, AND ELIZABETH CLAIRE RAGAN, AN UNMARRIED WOMAN,** 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. 3 on the Plan of Tyne Valley Estates, Section 1, of record in Book 3300, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 3, which is a corner lot, fronts 281.3 feet on the Northerly margin of Fredericksburg Drive and fronts 380.0 feet on the Easterly margin of Tyne Boulevard, said frontages being joined by a curve having a length of 39.3 feet, and extends back 190.7 feet on the northerly line and 356.0 feet on the Easterly line to a point of intersections.

Being the same property conveyed to Robert Allen Brodie by Personal Representative Quitclaim deed from Robert Allen Brodie, Personal Representative of the Estate of Elisabeth Brodie of record in Instrument No. 20160624-0064769 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 24, 2016. Being the same property conveyed to Elisabeth Brodie by Quitclaim deed from Robert Allen Brodie of record in Book 8517, page 248, Register's Office for Davidson County, Tennessee, dated December 23, 1991 and recorded on December 30, 1991. Being the same property conveyed to Robert Allen Brodie and wife, Elisabeth Brodie by Warranty deed from Gary W. Jerkins and wife, Karen B. Jenkins of record in Book 6374, page 775, Register's Office for Davidson County, Tennessee, dated August 31, 1984 and recorded on September 05, 1984.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 53, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3376, Page 598, as amended in Book 3406, page 490, in the 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: **5800 Fredricksburg Drive, Nashville, Tennessee 37215**.

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 APRIL, 2021.

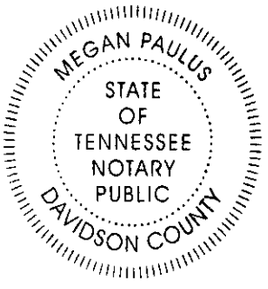
Robert Allen Brodie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT ALLEN BRODIE, 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 26th of April, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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