WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2021.

Jennalyn Preble
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JENNALYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

G-SB-TSG-21-1305

Karen Johnson Davidson County
Batch# 629978 **DEEDWARR**
05/06/2021 10:23:44 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20210506-0060866

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:	
Ryan Carl Lee	New Owner	
(NAME)	(NAME)	**083-09-0-059.00**
1305 Gartland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **HELEN G. COMMISSO, TRUSTEE OF THE HELEN G. COMMISSO REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN CARL LEE AND BRITTANY L. RUDD, HUSBAND AND WIFE** , 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 the Easterly half of Lot No. 5 of Block No. 1, on the Plan of D.H. Bailey's Subdivision of Part of the Allison Property of record in Plat Book 161, Page, 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Easterly half of Lot No. 5. fronts 50 feet on the Northerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Helen G. Commisso, Trustee of The Helen G. Commisso Revocable Trust by Warranty deed from Susan Miltz, unmarried of record in Instrument No. 20200708-0073601 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 08, 2020. Being the same property conveyed to Susan Miltz, unmarried by Warranty deed from Kortney M. Wilson and David B. Wilson, wife and husband of record in Instrument No. 20120321-0024042 Register's Office for Davidson County, Tennessee, dated March 20, 2012 and recorded on March 21, 2012.

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 161, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictive covenant for Detached Structure of record in Instrument Number 20130517-0049955, 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: **1305 Gartland Avenue, Nashville, Tennessee 37206**.

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 5th DAY OF MAY, 2021.

Helen G. Commisso Revocable Trust

BY: Helen G Commisso

Helen G. Commisso
Trustee

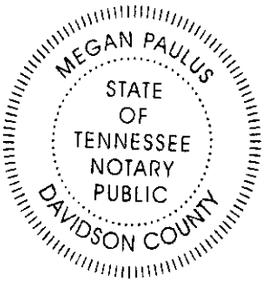
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN G. COMMISSO, TRUSTEE of HELEN G. COMMISSO REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of May, 2021.

Megan Paulus

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



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