WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY,

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 632025 **DEEDWARR**
05/10/2021 10:11:01 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20210510-0062240

G-SB-TAG-21-1911

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)
Joseph Melendez and Irma Melendez **Brenda Coulter**	New Owner	
(NAME) **1911 Rosebank Ave**	(NAME)	**073-09-0-212.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **PAULA L. GRAHAM, UNMARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH MELENDEZ AND IRMA MELENDEZ, HUSBAND AND WIFE AND BRENDA COULTER, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ,** 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. 18 on the Plan of Henderson Gardens, section 1 of record in Plat Book 2900, Page 75, 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 lot No. 18 fronts 100 feet on the southerly side of Rosebank Avenue and runs back 161 feet on the Easterly line and 152.5 feet on the Northerly line to a dead line in the rear, on which it measures 100.2 feet.

Being the same property conveyed to Dudley Graham, Jr and wife, Rose S. Graham by Warranty deed from Riverwood Homes, Inc of record in Book 3134, page 207, Register's Office for Davidson County, Tennessee, dated October 06, 1960 and recorded on October 07, 1960. Dudley Graham Jr., and Rose Marie Graham (a/k/a Rose S. Graham) having divorced, Final Decree of Divorce having been entered on October 29, 1973, Case No. 69629, Third Circuit Court of Davidson County, Tennessee and filed of record in Book 5479, page 786, Register's Office for Davidson County, Tennessee. Subsequently, Dudley Graham Jr., and Rose Marie Graham having remarried but never recorded a new conveyance as husband and wife. Dudley Graham Jr. died intestate on June 21, 1985, and subject property having vested in Rose Marie Graham and Terry Wayne Graham, as his heirs at law. See Affidavit of Heirship of record in Instrument NUmber 20210506-0060988, Register's Office for DAvidson County, Tennessee. Rose Marie Graham died on March 29, 2008, intestate and subject property having vested in Terry Wayne Graham, as her sole heir at law, pursuant to Case No. 08P-645, Seventh Circuit Court, Davidson County, Tennessee, Probate Division. See also Affidavit of Heirship of record in Instrument No. 20090701-0061357, said Register's Office.

Subsequently Terry Wayne Graham (a/k/a Terry W. Graham) conveyed subject property to his wife, Paula L. Graham, a one-half (1/2) undivided interest, to hold as tenants by the entirety by Quitclaim Deed from Terry W. Graham of record in Instrument No. 20130321-0028260 Register's Office for Davidson County,Tennessee, dated March 21, 2013 and recorded on March 21, 2013. Terry Wayne Graham died on October 3, 2020, and subject property having vested in Paula Graham, a surviving tenant by the entirety.

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 2900, Page 57, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3031, Page 604, 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: **1911 Rosebank Ave, Nashville, Tennessee 37216**.

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 7th DAY OF MAY, 2021.

Paula L. Graham

Paula L. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA L. GRAHAM, 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 7th of May, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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