WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

J-SB-DS-21-5161

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 632954 **DEEDWARR**
05/11/2021 10:10:02 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20210511-0063119

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Allan Smith **Cole Welch** **Clint Welch**	**New Owner**	
(NAME) **PO Box 111351**	(NAME)	**028-00-0-075.00**
(ADDRESS) **Nashville, TN 37222**	(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, **DORRIS RAY ANDERSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLAN SMITH, MARRIED AND COLE WELCH, UNMARRIED AND CLINT WELCH, UNMARRIED,** 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 the 14th Civil District of Davidson County, Tennessee designated as Lot No. 18 on the Plan of E. W. Thompson Land described according to a survey by Southeast Engineering Company dated October 15, 1967, as follows:

Beginning at a point in the Southerly margin of Ridge Hill Drive, the same being a common corner of Lots 17 and 18, thence South 2 degrees 36 minutes West, 1007.49 feet to a point; thence North 85 degrees 08 minutes West, 230 feet to a 24 inch white oak tree; thence North 0 degrees 56 minutes East 1022.24 feet to a point in the margin of Ridge Hill Drive; thence with the margin of Ridge Hill Drive, Eastwardly 257.31 feet to the point of beginning and containing 5.69 acres, more or less.

Being the same property conveyed to Dorris Ray Anderson by Quitclaim deed from J.D. Anderson, unmarried of record in Instrument No. 20020409-0043578 Register's Office for Davidson County, Tennessee, dated April 08, 2002 and recorded on April 09, 2002.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Restrictions of record in Book 4251, Page 823, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5161 Ridge Hill Rd, Joelton, Tennessee 37080**.

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.

Dorris Ray Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORRIS RAY ANDERSON, 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: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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