WARRANTY DEED

Karen Johnson Davidson County
Batch# 639166 DEEDWARR
05/18/2021 04:04:24 PM 2 pgs
Fees: $13.00 Taxes: $1,639.10

20210518-0067479

JM-SB-VRES-21-238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-24
(AFFIX SEAL)

SAPRINA KENYOTTA MILTON
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)
Samuel Zeb Shook Wilder and Caitlin Christine Axland	**NEW OWNER**	
(NAME)	(NAME)	**082-11-0-059.00**
238 Treutland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **RODNEY DORAND AND EMMA DORAND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL ZEB SHOOK WILDER AND CAITLIN CHRISTINE AXLAND, 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 Lot No. 48 on the Plan of Bryans Addition Edgefield of record in Plat Book 21, Page 63, 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 Rodney Dorand and Emma Dorand, husband and wife by Warranty deed from Timothy A. Barnes, married of record in Instrument No. 20180524-0049881 Register's Office for Davidson County, Tennessee, dated May 16, 2018 and recorded on May 24, 2018.

The said Rodney Dorand is also known as Rodney Dixon Dorand, Jr.

This instrument is executed via Power of Attorney recorded simultaneously herewith.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 21, Page 63, Register's Office for Davidson County, Tennessee.
- Restrictions set out in Deed of record in Instrument Number 20060510-0055131, in the Register's Office for Davidson County, Tennessee.
- Application to Split Parcel of record in Instrument Number 20050812-0095611, 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: **238 Treutland Ave, Nashville, Tennessee 37207**.

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 18th DAY OF MAY, 2021.

Rodney Dorand
by Paul Hinman as Attorney-in-fact

Emma Dorand
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RODNEY DORAND AND EMMA DORAND, and who acknowledged he/she/they executed the same as the free act and deed of the said RODNEY DORAND AND EMMA DORAND.

Witness my hand and official seal, this the 18th of May, 2021.

Notary Public
My Commission Expires:
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

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