WARRANTY DEED

Karen Johnson Davidson County
Batch# 640185 DEEDWARR
05/19/2021 02:14:58 PM 2 pgs
Fees: $13.00 Taxes: $2,245.90

20210519-0068044

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Benjamin Roth and Jessica Mireider Roth	new owner	
(NAME)	(NAME)	117-02-0-183.00
2801 22nd Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT RYAN DUNCAN AND CRISTINA ELIZABETH DUNCAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM BENJAMIN ROTH AND JESSICA MIREIDER ROTH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being the South part of Lot No. 25 and the North part of Lot 26, Block 3, on the Map of Hillsboro Highlands, as of record in Plat Book 843, Page 23, Register's Office of said County, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, October 28, 1948, as follows:

Beginning at a point in the Westerly margin of 22nd Avenue South, at an iron pin which is 15 feet South at the Southeast corner of Lot 24 of Block 3, and being the beginning point of a new line established between J.E. Moss and H.H. Young, Sr and A.H. Young, Jr, as of record in Book 1644, Page 435, Register's Office; thence with said new line Westerly 165 feet to an iron pin in the East line of Lot 20; which iron pin is 15 feet South of the Southwest corner of Lot 23 of Block 3; thence South along the line between Lots 25,20,26, and 19, 81 feet to an iron pin which is 2.6 feet North of a fence line; thence Easterly 165.4 feet to an iron pin at the common corner of Lots 25 and 26; which point is in the West margin of 22nd Avenue South, 1.75 feet North of said fence line; thence Northerly along the Westerly margin of 22nd Avenue South, 95 feet to the beginning.

Being the same property conveyed to Robert Ryan Duncan and Cristina Elizabeth Duncan, husband and wife, by Warranty Deed from Melody Marion, married, of record in Instrument No. 20200518-0051247, Register's Office for Davidson County, Tennessee, dated May 15, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KSB-BMR 21-2801

unimproved
This is improved x property, known as 2801 22nd Ave S, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17 day of May, 2021

ROBERT RYAN DUNCAN

Cristina Elizabeth Duncan

CRISTINA ELIZABETH DUNCAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Ryan Duncan and Cristina Elizabeth Duncan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of May, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public