Karen Johnson Davidson County
Batch# 641388 DEEDWARR
05/20/2021 03:09:59 PM 2 pgs
Fees: $13.00 Taxes: $545.75

20210520-0068939

WARRANTY DEED

G-VRES-20-7675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Vance Watters	**NEW OWNER**	
(NAME) **7675 Old Charlotte Pike**	(NAME)	**114-00-0-030.00**
(ADDRESS) **Nashville, TN 37209**	(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, **HELEN ROSE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VANCE WATTERS, A SINGLE PERSON,** 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:

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on the North side of Sullivan Hollow Road, being a portion of a 69 acre tract described in deed of record in Book 1281, page 97, Register's Office for said County and being more particularly described according to a survey made by S. H. Hutchison, surveyor, dated May 25, 1971, as follows, to wit:

Beginning at a point in the Sullivan Hollow Road, the Southeasterly corner of the tract containing 17.75 acres heretofore conveyed from Hazel McCord to Carol Ann Edde by deed of record in Book 4507, page 877, Register' s Office for said County; thence along the center of Sullivan Hollow Road North 62 degrees East 125 feet to a point in the center of said road; thence North 44 degrees West 344 feet to a stake in Morgan's line; thence South 42 degrees West 125 feet to a stake; thence South 46 degrees East 308 feet, more or less to the point of beginning and containing 1.1 acres, more or less.

Being the same property conveyed to Carol Edde, an unmarried woman and Helen Rose, an unmarried woman, as joint tenants with rights of survivorship by Warranty deed from Hazel McCord, an unmarried woman of record in Book 5496, page 728, Register's Office for Davidson County, Tennessee, dated September 11, 1979 and recorded on September 11, 1979 and Last Will and Testament of Carol Ann Edde recorded in Instrument No. 20140106-0001234, Register's Office for Davidson County, Tennessee and in Docket No. 13P-1801, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7675 Old Charlotte Pike, Nashville, Tennessee 37209**.

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.

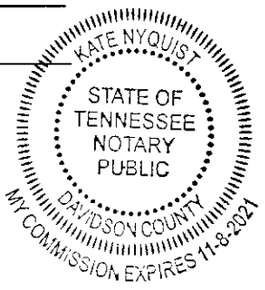
Helen Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN ROSE, 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 18th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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