Karen Johnson Davidson County
Batch# 648980 **DEEDWARR**
06/03/2021 11:08:16 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50

20210603-0074510

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM E. GRONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Lanier Felker, Jr. and Hannah Marie Plummer	New Owner	08303027800
(NAME)	(NAME)	
2302 Carter Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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,

JEFFREY SCOTT CONE, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAMUEL LANIER FELKER, JR. AND HANNAH MARIE PLUMMER, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,

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 part of Lot No. 52 on the original plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee described as follows reference hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Jeffrey Scott Cone, a single man by Deed dated December 1, 2016 from Christopher W. Richardson and Teddy Lewis Bedwell, Jr., as tenants in common, recorded December 2, 2016, in Instrument Number 20161202-0126717, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2302 Carter Ave, Nashville, TN 37206

LT&E File #17998

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File# R-SB-WRES 21-2302

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/our hand(s) this 27th day of May, 2021

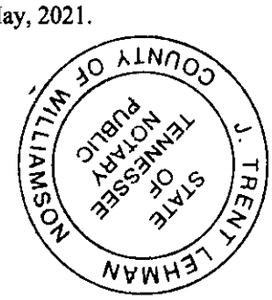
Jeffrey Scott Cone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of May, 2021, before me personally appeared Jeffrey Scott Cone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of May, 2021.

Notary Signature
My commission expires: 11/14/21



LT&E File #17998

- REMAINDER OF LEGAL DESCRIPTION:
  Beginning at a point in the center of Carter Street at the Northeast Corner of a part of Lot No. 52, conveyed to Ira Lanier and wife, by deed from H.P. Nolen and wife, of record in Book 1195, Page 234, Register's Office for Davidson County, Tennessee; thence with the Easterly boundary line of said Lanier Property Southwardly 315.65 feet, more or less to a point; thence Eastwardly 50 feet to a point; thence Northwardly 315.65 feet, more or less to a point in the center of said Carter Street; thence with the center of said Carter Street Westwardly 50 feet to the point of beginning.