WARRANTY DEED

Karel... ...son Davidson County
Batch# 658511 DEEDWARR
06/16/2021 03:17:27 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210616-0081578

Margaret H. Means State of Tennessee Notary Public Davidson County ... 2021

B-SB-AH-21-6014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Ellen Petrillo	new owner	
(NAME)	(NAME)	**091-13-0-291.00**
6014 Obrien Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **ISLA MARIE LAKE, A SINGLE WOMAN AND THOMAS GLENN DODSON, JR., A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLEN PETRILLO, AN UNMARRIED WOMAN,** 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. 89 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included but expressly excluded from this conveyance is property conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, of record in Book 3407, page 369, Register's Office for Davidson County, Tennessee.

Also Included but expressly excluded from this conveyance is property conveyed to the State of Tennessee of record in Instrument No. 20020110-003702, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Isla Marie Lake, unmarried and Thomas Glenn Dodson Jr, unmarried as Tenants in common with right of survivorship by Warranty deed from Smashville Properties LLC, a Tennessee limited liability company of record in Instrument No. 20191205-0125623 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on December 05, 2019.

Being also known as 6014 O'Brien Avenue Nashville, Tennessee 37209.

This conveyance is subject to:
- Taxes for the year 2021 and thereafter, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 127, 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: **6014 Obrien Avenue, 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 14th DAY OF JUNE, 2021.

Isla Marie Lake

Thomas Glenn Dodson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ISLA MARIE LAKE, 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 14th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS GLENN DODSON, JR., 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 14th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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