Karen Johnson Davidson County
Batch# 667939 DEEDWARR
06/29/2021 02:23:40 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20210629-0088214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

DM-SB-BR-21-907

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)
John L. Drake, II		
(NAME)	(NAME)	**082 03 0 136.00**
907 N 2nd St		
(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, **NICHOLAS DENNERY, II AND WIFE, LEEANN DENNERY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN L. DRAKE, II,** 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 certain tract of land, being Lot No. 10 on A.C. Webb's unregistered plan of the tract purchased by him from Gatewood in Davidson County, Tennessee. A lot of land in the 20th War of the City of Nashville, being part of the Old Lindsley Tract of land, described as follows: Beginning on the Easterly margin of North Second Street, 262 feet Northerly from the Northerly margin of Cleveland Street, formerly, known as Joy Avenue: thence with the Easterly margin of North Second Street, Northerly 50 feet: thence at right angles Easterly 181 feet, more or less, to an alley: thence with said alley Southerly 50 feet: thence Westerly 181 feet, more or less, to the beginning.

Being the same property conveyed to Nicholas Dennery, II and wife, Leeann Dennery, by General Warranty Deed from The 404 Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20170322-0027774, in the Register's Office of Davidson County, Tennessee, dated March 16, 2017 and recorded on March 22, 2017.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling Detached recorded in Instrument No. 20190517-0046984.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **907 N 2nd St, 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 24th DAY OF JUNE, 2021.

Nicholas Dennery, II

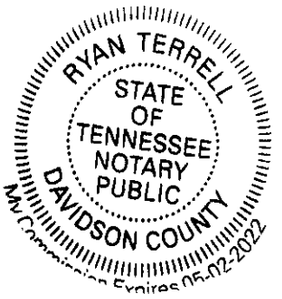
LeeAnn Dennery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS DENNERY, II, 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 24th 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, LEEANN DENNERY, 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 24th of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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