WARRANTY DEED

Karen Johnson Davidson County
Batch# 670810 **DEEDWARR**
07/02/2021 01:15:27 PM 2 pgs
Fees: $13.00 Taxes: $1,966.39

20210702-0090221

File No. AT-21-835

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 $531,456.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Charles Rudolph and Sarah Anne Rudolph	new owners	
(NAME)	(NAME)	
912A Spain Avenue		072-09-2C-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I/we, **Drew J. Evans and Amy J. Evans (FKA Amy Joy Ring), wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Charles Rudolph and Sarah Anne Rudolph, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit A, 912 Spain Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 912 Spain Avenue Townhomes of record in Instrument Number 20150911-0092191, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Drew J. Evans, unmarried man by Warranty deed from Urban Properties, LLC of record in Instrument No. 20160628-0065792 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 28, 2016.

Being the same property conveyed to Drew J. Evans, an unmarried man and Amy Joy Ring, an unmarried woman, as joint tenants with rights of survivorahip by QuitClaim deed from Drew J. Evans, an unmarried man of record in Instrument No. 20160907-0093810 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on September 07, 2016.

Being also known as 912A Spain Avenue A Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 28th day of June, 2021.

Drew J. Evans

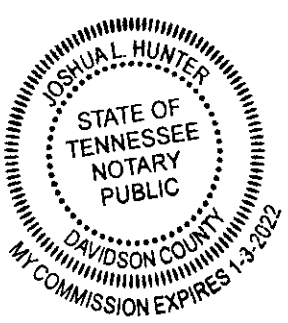
Amy J. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2021, before me personally appeared Drew J Evans and Amy J. Evans, 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 28th day of June, 2021.

Notary Signature
My commission expires:



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-VLES-219124