WARRANTY DEED

Karen Johnson Davidson County
Batch# 672384 DEEDWARR
07/07/2021 02:04:21 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210707-0091446

Y-SB-KW-21-2424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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)
Nathan A. Budge and Sjobor A. Hammer	**New Owner**	
(NAME)	(NAME)	**142-16-0D-043.00-CO**
2424 Devon Valley Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **SHELIA WILLIAMS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN A. BUDGE AND SJOBOR A. HAMMER, HUSBAND AND WIFE,** 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. 81 on the Plan of Final Plat of Devon Glen, Phase III of record in Plat Book 7900, Page 663, 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 Shelia Williams, a married woman by Warranty deed from Elizabeth C. Devine, unmarried of record in Instrument No. 20140811-0071987 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 11, 2014.

Subject property was never said grantors primary marital residence.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 663, Register's Office for Davidson County, Tennessee.
- Master Plat of record in Plat Book 6900, Page 398, in the Register's Office for Davidson County, Tennessee.
- Open Space Dedication of record in Plat Book 9700, Page 743, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7517, Page 283; Book 7517, Page 367; Book 8180, Page 222; Book 8180, Page 230; Book 8180, Page 232; Book 8120, Page 485; Book 8120, Page 402; Book 8712; Page 620; Book 8796, Page 410; Book 8796, Page 416; Book 9150, Page 182; Book 9492, Page 584; Book 9492, Page 600 and Book 10692, Page 750, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7517, Page 344, in the Register's Office for Davidson County, Tennessee.
- Designation of Declarant of record in Book 8712, Page 618, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 8611, Page 31 and Book 8643, Page 494, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20061128-0146813 in the 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: **2424 Devon Valley Dr, Nashville, Tennessee 37221**.

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 30th DAY OF JUNE, 2021.

Shelia Williams

Shelia Williams

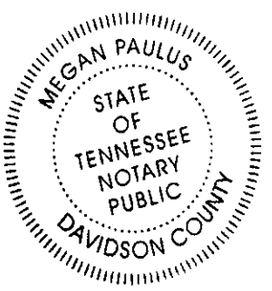
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELIA WILLIAMS, 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 30th of June, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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