WARRANTY DEED

Karen Johnson Davidson County
Batch# 675813 **DEEDWARR**
07/13/2021 11:35:52 AM 3 pgs
Fees: $18.00 Taxes: $795.50

20210713-0094005

B-SB-AD-21-728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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)
Ayerly Development, Inc.	**New owner**	
(NAME)	(NAME)	
4259 Church Street		**120-09-0-170.00**
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(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, **KIMBERLEY ROLAND RUCKER AND RACHEL ROLAND BLACKBURN AND CLAUDIA ROLAND ELLIS AND HEATHER M ROLAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AYERLY DEVELOPMENT, INC.,** 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 lying and being located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 3 on the Plan of The Glenn of record in Plat Book 6900, Page 138, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Together with an access easement across a portion of Lot 2, The Glenn, for the use of Lot 3, The Glenn, more particularly described in Deed of Easement of record in Book 8089, Page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Calvin Roland, unmarried, by Deed from Loretta Roland, unmarried, of record in Instrument No. 20051018-0125767 Register's Office for Davidson County, Tennessee, dated October 14, 2005 and recorded on October 18, 2005.

The said John Calvin Roland having since died intestate on January 1,2021 leaving Kimberley Roland Rucker, Rachel Roland Blackburn, Claudia Roland Ellis, and Heather M. Roland the heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No 20210713-0094004, Register's Office for Davidson County, Tennessee.

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 6900, Page 138, 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 7065, Page 634, amended in Book 7948, Page 81 and Book 8073, Page 359, Register's Office for Davidson County, Tennessee.
- Access Easement of record in Book 8089, Page 57, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 3676, Page 528, in the Register's Office for Davidson County, Tennessee.
- Agreement with Metropolitan Planning Commission for Private Road Maintenance of record in Book 7065, Page 637, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 7617, Page 390, in the Register's Office for Davidson County, Tennessee.

- Right of Way Easement for Avco Spur Tract for Railroad of record in Book 38, Page 26, in the Register's Office for Davidson County, Tennessee.
- Possible right of the Railroad to increase its right-of-way to the full extent of its charter.
- Right-of-Way of Glenn Court.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **728 Glenn Court, Nashville, Tennessee 37217**.

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 2nd DAY OF JULY, 2021.

Kimberley Roland Rucker

Rachel Roland Blackburn

Claudia Roland Ellis

Heather M Roland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLEY ROLAND RUCKER, 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 2nd of July, 2021.

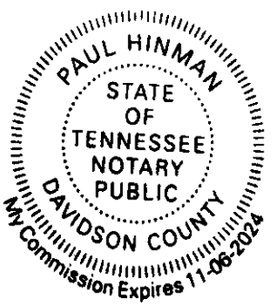
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL ROLAND BLACKBURN, 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 2nd of July, 2021.

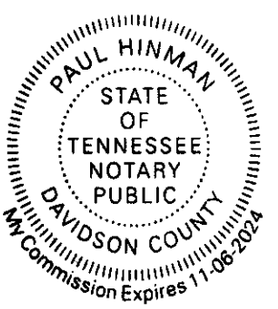


_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDIA ROLAND ELLIS, 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 2nd of July, 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, HEATHER M ROLAND, 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 2nd of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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