WARRANTY DEED

Karen Johnson Davidson County
Batch# 676062 **DEEDWARR**
07/13/2021 03:32:55 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20210713-0094321

B-SB-WRE-21-4414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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)
Kent Tyler Basile	**New owner**	
(NAME)	(NAME)	**132-09-0-056.00**
1032 Scovel Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **WILLIAM H. RICE, TRUSTEE OF THE WILLIAM H. RICE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM H. RICE, DATED JUNE 17, 2002,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENT TYLER BASILE,** 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 in Davidson County, Tennessee, more particularly described as follows:

Lot No. 9 on the map of W.W.Wilkinson's Subdivision of Lot Nos. 32 and 33, Oakhill Subdivision, No. 1 of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot no. 9 fronts 100 feet on the easterly side of Lealand Avenue and runs back between parallel lines, 200 feet to a deadline.

Being the same property conveyed to William H. Rice by Warranty deed from Donna Elaine Rice of record in Instrument No. 20030131-0013685 Register's Office for Davidson County, Tennessee, dated January 15, 2003 and recorded on January 31, 2003.

Being the same property conveyed to William H. Rice, Trustee of the William H. Rice Living Trust, established by the Revocable Trust Agreement of William H. Rice, dated July 30th, 2002 by Warranty deed from William H. Rice of record in Instrument No. 20071109-0132593 Register's Office for Davidson County, Tennessee, dated November 01, 2007 and recorded on November 09, 2007.

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 843, Page 82 and Plat Book 547, Page 49, 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: **4414 Lealand Lane, Nashville, Tennessee 37204**.

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 9th DAY OF JULY, 2021.

The William H. Rice Living Trust, established by the Revocable Trust Agreement of William H. Rice, dated June 17, 2002

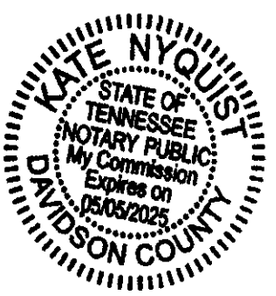
BY: _____
William H. Rice, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. RICE, TRUSTEE OF THE WILLIAM H. RICE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM H. RICE, DATED JUNE 17, 2002, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of July, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)



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