WARRANTY DEED

File #21239

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 689438 DEEDWARR
08/03/2021 12:27:43 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20210803-0104307

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Rd #202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Stanton	NEW OWNER	-
(NAME)	(NAME)	072-04-0-
3700 Kennedy Avenue		
(ADDRESS)	(ADDRESS)	003.00
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, **Richard Harris, married and Linda Faulk, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Stanton,*** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Married

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS 202 AND 203 ON THE PLAN OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, SAID REGISTER'S OFFICE, BEING ALSO PARTS OF LOT C ON AN UNRECORDED PLAN SHOWING RESUBDIVISION OF PARTS OF LOTS 201, 202, AND 203 ON SAID PLAN OF INGLEWOOD PLACE. SAID PARTS OF SAID LOTS BEGINNING AT A POINT IN THE EASTERLY MARGIN OF KENNEDY AVENUE, THENCE N 09°57'36" E, 75.0 FEET TO A POINT; THENCE S 80°02'24" E, 98.2 FEET TO A POINT; THENCE S 58°10'38" E, 72.2 FEET TO A POINT; THENCE S 61°17'36" W, 77.0 FEET TO A POINT; THENCE S 61°17'36" W,137.5 FEET TO A POINT; THENCE N 54°50'44" W, 20.9 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 80.2 FEET, A RADIUS OF 234.86 FEET, AND A CHORD LENGTH OF 79.9 FEET TO THE POINT OF BEGINNING; CONTAINING 0.35 ACRES, MORE OR LESS, ACCORDING TO SURVEY DATED JULY 12, 2021 BY PATRICK S. COODE, TN RLS NO. 855.

Being the same property conveyed to Richard D. Harris, a fifty percent (50%) tenant in common interest and Linda I. Faulk, a fifty percent (50%) tenant in common interest, by Quitclaim Deed from Laura Lee Carter Harris of record in Instrument No. 20150630-0062651 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on June 30, 2015. This property is not the homestead or current residence of the grantor or their spouse. Richard D. Harris and Richard Harris being one and the same person. Linda I. Faulk and Linda Faulk being one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3700 Kennedy Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSB-165-21-3110

Witness my hand this 22nd day of July, 2021.

Richard Harris

Linda Faulk

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Richard Harris**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2021.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Linda Faulk**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2021.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Rd #202
Brentwood, TN 37027