Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5336

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ @ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of August, 2021

Notary Public

Commission Expires: 07/09/24

Karen Johnson Davidson County
Batch# 692548 DEEDWARR
08/06/2021 02:09:54 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20210806-0106385

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zach Walton 5239 Trousdale Drive Nashville, TN 37220	New Owners	160-04-0-140.00

WARRANTY DEED

FOR AND IN 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,

Michael R. Priddy Executor and Devisee and Timothy L. Priddy, Devisee to The Estate of Tavy J. Priddy

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zach T. Walton, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 38 on the Plan of Section 6, Brentview Hills of record in Plat Book 4060, Page 129, in the Register's Office for Davidson County.

Said Lot No.38 fronts 140 feet on the west side of Trousdale Drive, as measured around a slight curve, and extends back 420.60 feet on the north line and 175 feet on the south line, to a dead line in the rear on which it measures 251.54 feet.

Being the same property conveyed to Clyde H. Priddy and wife, Tavy J. Priddy by Warranty deed from Frank T. Dillard and wife, Jeanette M. Dillard of record in Book 4961, page 338, Register's Office for Davidson County, Tennessee, dated October 14, 1975 and recorded on October 15, 1975. The said Clyde H. Priddy died on or about 7/12/98, leaving Tavy J. Priddy vested as the surviving tenant by the entirety. The said Tavy J. Priddy died on or about 12/26/20. Reference is made to the Last Will and Testament of Tavy J. Priddy, who died a widow, under Docket No. 21P172 in the Circuit Court of Davidson County, Tennessee, Probate Division, in which, her son, Michael R. Priddy was appointed Executor and in which her only two sons, Michael R. Priddy and Timothy L. Priddy, were named her devisees.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5239 Trousdale Drive, Nashville, TN 37220

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM MRE-215239

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 so 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.

Dated this the 4th day of August, 2021.

The Estate of Tavy J. Priddy

By: _____
Michael R. Priddy, Executor

_____
Michael R. Priddy

_____
Timothy L. Priddy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael R. Priddy and Timothy L. Priddy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of August, 2021.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

WARRANTY DEED