WARRANTY DEED

Karen Johnson Davidson County
Batch# 703287 **DEEDWARR**
08/24/2021 10:29:05 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20210824-0114109

O-VRES-21-2853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(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)
Vincent Edward Dreffs, Jr.	New Owner	
(NAME)	(NAME)	**119-09-0-200.00**
107 Lakepointe Road		
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(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, **JAMES D. JARRELL AND WIFE, KATHRYN B. JARRELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VINCENT EDWARD DREFFS, JR.,** 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 the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being a part of the Old Logan Tract of land, described as follows:

Beginning on the Westerly margin of Logan Avenue at the Southeast corner of the property conveyed to R. Phillip Stump and wife, by deed from R. G. Briley, Trustee of record in Book 1172, Page 98, Register's Office for said County, thence with said Stumps Southerly line Westwardly 130 feet to the Easterly line of the Mattie King lands; thence with said line Southwardly 72 1/2 feet to the Northwest corner of the property conveyed to the Department of Highways and Public Works of the State of Tennessee by deed from L. B. Corley and wife, of record in Book 1163, Page 47, said Register's Office, thence with their Northerly line Eastwardly 130 feet to the Westerly margin of Logan Avenue, thence with said Avenue Northwardly 72 1/2 feet to the beginning.

Being the same property conveyed to James D. Jarrell and wife, Kathryn B. Jarrell by Warranty Deed from Gaines E. Anderson, Jr. and wife, Wilma June Anderson of record in Book 10045, page 192, Register's Office for Davidson County, Tennessee, dated May 06, 1996 and recorded on May 09, 1996.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2853 Logan Street, Nashville, Tennessee 37211-2409**.

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 ____ DAY OF AUGUST, 2021.

James D. Jarrell

Kathryn B. Jarrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. JARRELL, 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 18th of August, 2021.

Notary Public
My Commission Expires: 03/07/2027
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN B. JARRELL, 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 18th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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