Karen Johnson Davidson County
Batch# 707979 DEEDWARR
08/31/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20210831-0117471

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/17/2023 (AFFIX SEAL)

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

B-VIBE-21-3802

**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) |
|---|---|---|
| **Reginald Jaron Jackson and Alannah Denee Rudd** | | |
| (NAME) **3802 Crouch Dr** | (NAME) New Owner | **059-15-0-084.00** |
| (ADDRESS) **Nashville, TN 37207** | (ADDRESS) | |
| (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, **RHONDA STANFORD-ZAHN, AN UNMARRIED WOMAN, AND DAWNA ZAHN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REGINALD JARON JACKSON AND ALANNAH DENEE RUDD,** 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 Davidson County, Tennessee, being Lot No. 88 on the Plan of Haynes Manor, Section 1 of record in Book 3600, Page 85, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southeasterly margin of Vanderhorst Drive, at the corner of Lot Not 88 and 89; thence with the line between said two lots, Southeasterly 112.8 feet to a point in the Northern boundary line of Lot No. 112; thence with the line between Lot Nos. 87, 88 and 112, Southwesterly 119.8 feet to the Northeasterly margin of Crouch Drive; thence with the same, Northwesterly 59 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, Northeasterly 36.11 feet to the Southeasterly margin of Vanderhorst Drive; thence with the same, Northeasterly 83.68 feet to the beginning.

Being the same property conveyed to Rhonda Stanford-Zahn, an unmarried woman by Warranty deed from JRG Properties LLC, a Tennessee limited liability company of record in Instrument No. 20180511-0045410 Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 11, 2018. (Value of consideration shown in aforementioned deed $209,000.00.)

Being the same property conveyed to Rhonda Stanford-Zahn, an unmarried woman and Dawna Zahn, an unmarried woman as tenants in common with right of survivorship by Quitclaim deed from Rhonda Stanford-Zahn, an unmarried woman of record in Instrument No. 20210621-0083540 Register's Office for Davidson County, Tennessee, dated June 16, 2021 and recorded on June 21, 2021. (Value of consideration shown in aforementioned deed $0.00.)

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 3600, Page 85, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3829, Page 720, amended in Book 3840, Page 404, in the 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: **3802 Crouch Dr, Nashville, Tennessee 37207**.

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 27th DAY OF AUGUST, 2021.

Rhonda Stanford-Zahn by Dawna Zahn, Attorney in Fact
Rhonda Stanford-Zahn by Dawna Zahn, Attorney in Fact

Dawna Zahn
Dawna Zahn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAWNA ZAHN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RHONDA STANFORD-ZAHN, and who acknowledged he/she/they executed the same as the free act and deed of the said RHONDA STANFORD-ZAHN.

Witness my hand and official seal, this the 27th of August, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAWNA ZAHN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

**Tennessee Certification of Electronic Document**

I, Ginger L Carlisle, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 27, 2021 (date of document).

Ginger L Carlisle
Affiant Signature

August 30, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of August, 2021.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 4/17/2023