Karen Johnson Davidson County
Batch# 710401 DEEDWARR
09/07/2021 09:49:28 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20210907-0119336

Warranty Deed

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this the 31st day of August, 2021. Notary Public My commission expires: 10/2/23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Samuel T. DeVault and Kathryn M. DeVault	New Owner(s)	061-16-0C-001.00-CO
1313 Greenland Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES AUSTIN AGUIRRE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL T. DEVAULT AND KATHRYN M. DEVAULT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennesse, being Unit no 1313 on the Plan of Homes at 1314 Cardinal Avenue, a Townhouse Planned Unit Development, as shown on Exhibit "B" Declaration of Covenants, Conditions venue, a Horizontal Property Regime with Private of Homes at 1314 Cardinal Avenue, of record in Instrument No. 20200622-0066854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description often property.

Being a portion of the same property conveyed to Thomas J. McClendon, an unmarried man by Warranty deed from Jeffrey Lane Deason, a married man of record in Instrument No. 20170202-0011109 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 02, 2017.

Being a portion of the same property conveyed to James Austin Aguirre, single man by Warranty deed from Thomas J. McClendon, an unmarried man of record in Instrument No. 20190327-0027593 Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on March 27, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1313 Greenland Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB-8R21 BLS

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2021.

James Austin Aguirre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Austin Aguirre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025