Karen Johnson Davidson County
Batch# 715950 DEEDWARR
09/15/2021 10:26:30 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20210915-0123690

WARRANTY DEED

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 9-10-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith T. Cole	Same as New owner	071-07-0-174.00
(NAME)	(NAME)	
1205 Shoreside Dr.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhonda Pace, Trustee under Revocable Trust of James Douglas Humphrey and Joan Beverly Humphrey dated February 15, 2011,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Keith T. Cole,** 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. 12 on the map of the Re-subdivision of the I.D. Luton's addition as of record in Book 974, Page 55, Register's Office for said Davidson County, Tennessee. Said Lot No. 12 fronts 74.1 feet on the easterly side of Luton Street and runs back between lines 189.5 feet on the north line and 192.3 feet on the south line to a dead line in the rear on which it measures 74.1 feet.

Being the same property conveyed to Rhonda Pace, Trustee under the Revocable Trust Agreement of James Douglas Humphrey and Joan Beverly Humphrey dated February 15, 2011 from James D. Humphrey and wife, Beverly Humphrey by Quitclaim Deed on February 15, 2011, of record in Instrument Number 20110217-0013467, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Book 974, Page 55, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s)

unimproved ☐

This is improved ☑ property, known as 1721 Luton Street, Nashville, TN 37207
(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.

Witness my/our hands this 13th day of September, 2021.

RHONDA PACE, TRUSTEE UNDER REVOCABLE TRUST OF JAMES DOUGLAS HUMPHREY AND JOAN BEVERLY HUMPHREY DATED FEBRUARY 15, 2011

Rhonda Pace Trustee

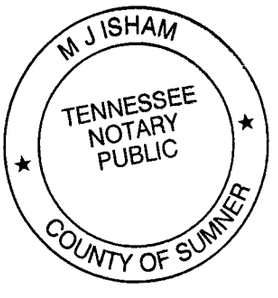
Rhonda Pace
Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Rhonda Pace with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of Rhonda Pace, Trustee under Revocable Trust of James Douglas Humphrey and Joan Beverly Humphrey dated February 15, 2011 and that she as such Trustee, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 13th day of September, 2021.

Notary Public
My Commission Expires: 6/21/23



File No.: 202108065