WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 719368 DEEDWARR
09/17/2021 03:10:00 PM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20210917-0125493

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Colin Dalby and Mark Hodgson 1219 Ardee Ave. Nashville, TN 37216	new owners	061-15-0-072

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John M. Wells, Trustee of The 1219 Ardee Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Colin Dalby and Amanda Evans, husband and wife, and ~~Mark Hodgsdon~~ Hodgson, unmarried, as tenants in common with rights of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

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. 35, Block C, on the plan of RE-SUBDIVISION of SUNNYMEADE, UNIT No. 1 and SUBDIVISON of SUNNYMEADE UNIT No. 2, as shown on plat of record in Plat Book 974, Pages 56 and 57, in the Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lacey Cook, a single woman by Warranty Deed from Jammie M. Hampton, married, dated 12/11/2009 and recorded 12/16/2009, of record in Instrument No. 20091216-0114498, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Wells, Trustee of the 1219 Ardee Trust by Warranty Deed from Lacey Cook, dated 09/24/2019 and recorded 09/25/2019, of record in Instrument 201909250097250, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES-21-1219

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1219 Ardee Ave., Nashville, TN 37216

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 hand(s) this the 10th day of September, 2021.

The 1219 Ardee Trust

BY: _____ Trustee
John M. Wells, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John M. Wells, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of September, 2021.

_____
Notary Public

My Commission Expires: 10/3/24

(SEAL)

