WARRANTY DEED

Karen Johnson Davidson County
Batch# 724672 DEEDWARR
09/27/2021 11:57:55 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210927-0129426

BS-FMB-21-4826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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

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)
Latoya Joseph		
(NAME)	(NAME)	**146-04-0-081.00**
4826 Briarwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MARY DEANNA THONI AND GERALD ADAMS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LATOYA JOSEPH, AN UNMARRIED WOMAN,** 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. 563 on the Plan of Section Fourteen, Caldwell Hall of record in Plat Book 3300, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 563 fronts 100 feet on the Easterly side of Briarwood Drive, and extends back 254.64 feet on the Northerly line and 268.17 feet on the Southerly line, to a dead line in the rear on which it measures 100.91 feet.

Being the same property conveyed to Albert J. Thoni and wife, Mary DeAnna Thoni by Warranty Deed from James C. Scates and wife, Faye G. Scates of record in Book 3836, Page 995, Register's Office for Davidson County, Tennessee, dated November 30, 1964 and recorded on November 30, 1964.

Being the same property conveyed to Mary DeAnna Thoni by Quitclaim deed from Albert J. Thoni of record in Book 8637, page 394, Register's Office for Davidson County, Tennessee, dated May 26, 1992 and recorded on May 29, 1992, pursuant to Final Decree of Divorce entered April 21, 1992, Docket No. 89D-3588, Circuit Court for Davidson County, Tennessee.

Subsequently, Ellen Thoni Underdown having been appointed Conservator for Mary DeAnna Thoni Adams with Letters of Conservatorship having entered August 22, 2016, Docket No. 16P1186, Circuit Court of Davidson County, Tennessee. Ellen Thoni Underdown having been authorized to sell subject property as directed in Order to Sell Real Property entered May 25, 2021 and authorized to execute Deed as provided in Order Approving Contract for Sale entered September 3, 2021.

Gerald Adams, husband of Mary Deanna Adams Thoni joins in this conveyance for the purpose of conveying any and all interest in and to subject property which he may have, marital or otherwise, through his Attorney in Fact, Ellen Underdown, pursuant to Power of Attorney being recorded simultaneously herewith in Instrument Number 20210927-0129425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 77, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 108, Book 3433, Page 100 and Book 3436, Page 335, in the Register's Office for Davidson County, Tennessee
- TVA Easement of record in Book 1174, Page 235, 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: **4826 Briarwood Drive, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 20 DAY OF SEPTEMBER, 2021.

Ellen Underdown, Conservator for Mary DeAnna Adams
Ellen Underdown, Conservator for Mary DeAnna Thoni

Gerald Adams by Ellen Underdown his Attorney-in-Fact
Gerald Adams by, Ellen Underdown his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLEN UNDERDOWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), CONSERVATOR FOR MARY DEANNA THONI and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLEN UNDERDOWN, 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 GERALD ADAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said GERALD ADAMS.

Witness my hand and official seal, this the 20th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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