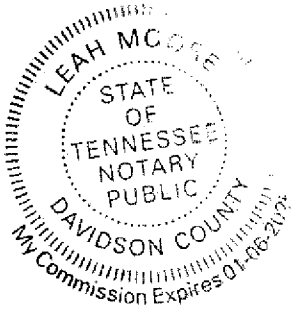
Karen Johnson Davidson County
Batch# 728136 DEEDWARR
09/30/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20210930-0131886

WARRANTY DEED



State of TN
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2021

Leah Moore
Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
208 Rayon Drive, LLC	NEW OWNER	04409000400
(NAME)	(NAME) SAME	
(ADDRESS)	(ADDRESS)	
, TN		
(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, We, **Gregory A Trudeau and Anita C Trudeau,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **208 Rayon Drive, LLC,** 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 269 on the map of Rayon City, Old Hickory TN as of record in Book 843, page 13, Register's office for Davidson county, Tennessee.

Said Lot No. 269 fronts 50 feet on the north side of Rayon Drive and runs back 150 feet on the easterly side and 136.65 feet on the westerly side to a broken line in the rear, measuring 53.5 feet thereon

Being the same property conveyed to Gregory A Trudeau and spouse, Anita C Trudeau, by deed of record in Instrument No. 20070305-0026762, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being a part of Lot No. 263 on the Map of Rayon Coty, Old Hickory, Tennessee, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 263 being the back portion of said lit on the South side of Keaton Avenue in a triangular shape running back 35 feet on the North side, bordered by Lot No. 260 and 38.3 feet on the South side, bordered by Lot No. 269 and 25 feet on the East side.

Being the same property conveyed to Gregory A Trudeau and wife, Anita c Trudeau, by deed of record in Instrument No. 20210617-0081997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 208 Rayon Drive, Nashville, TN 37138
(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 29th day of September, 2021.

Gregory A Trudeau

Anita C Trudeau

State of Arizona
County of Maricopa

Personally appeared before me Gregory A Trudeau and Anita C Trudeau, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of September, 2021.

Notary Public
My Commission Expires: 03-09-25

CORDELL WILLIAMS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission #600147
Expires March 9, 2025

File No.: 15941

Tennessee Certification of Electronic Document

I, John A. Bell Jr., 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 Sept 29, 2021 (date of document).

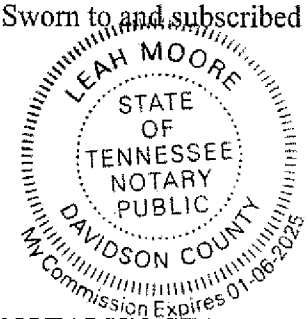
Affiant Signature

Sept. 29, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29 day of Sept., 2021.



NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025