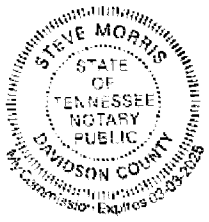
Karen Johnson Davidson County
Batch# 733401 DEEDWARR
10/11/2021 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20211011-0136054

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2021.

Notary Public

My commission expires: 7.3.25

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:
Brian Rainwater	New Owner(s)	104-16-0-103.00
109 Mobile Avenue Northeast		
Atlanta, GA 30305		

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, **WILLIAM HENRY MAY, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN RAINWATER, AN UNMARRIED MAN**, 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, Tennessee, being Lot No. 116 on the Revised Map of George W. Blair's Subdivision of Belmont Heights as of record in Book 332, Page 117, Register's Office for said county.

Said Lot No. 116 fronts 60 feet on the North side of Ashwood Avenue and runs back between parallel lines 176.5 feet to an alley.

Being the same property conveyed to William Henry May, Jr., William Henry May, Sr. and wife, Dorothy B. May, as joint tenants with right of survivorship and not as tenants in common and not as tenants by the entirety by Warranty deed from W. Andrew Dale and wife, Corinne H. Dale of record in Book 6128, page 648, Register's Office for Davidson County, Tennessee, dated August 31, 1983 and recorded on September 02, 1983.

Being the same property conveyed to William Henry May, Jr. by Installment deed from William Henry May, Sr. and wife, Dorothy B. May of record in Book 6202, page 568, Register's Office for Davidson County, Tennessee, dated December 26, 1983 and recorded on December 28, 1983.

Release of Installment Deed recorded on December 23, 2008, in Instrument No. 20081223-0122552.

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 1712 Ashwood Avenue, Nashville, TN 37212, 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.

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 1st day of October, 2021.

Julia A May for William Henry May, Jr.

William Henry May, Jr. by Julia May, his Attorney-In-Fact

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 Julia May as Attorney-In-Fact for William Henry May, Jr., 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 1st day of October, 2021.

Notary Public

My Commission Expires: 11/12/2024

ANDREW CAMERON
NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 12, 2024
FULTON COUNTY, GEORGIA

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 10/07/2021 (date ~~of document~~).

Affiant Signature

10/07/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of October, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025