WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21

(AFFIX SEAL)

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-17-2021

LR-SMH-21-634

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)
True Investments, Inc	**New Owner**	
(NAME)	(NAME)	**147-10-0-123.00**
1451 Elm Hill Pike, Ste. 110		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **MARK E. ABERNATHY AND WIFE, PATRICIA M. ABERNATHY, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRUE INVESTMENTS, INC, A TENNESSEE CORPORATION,** 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. 203 on the Plan of Whispering Hills, Section 2-A, of record in Plat Book 2331, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark E. Abernathy and wife, Patricia M. Abernathy, as tenants by the entirety by Quitclaim deed from Harold Reeves, trustee of record in Book 9776, page 358, Register's Office for Davidson County, Tennessee, dated August 25, 1995 and recorded on August 29, 1995. Within same deed Annette Arlene Cunningham, widow, conveyed interest to Harold Reeves.

This conveyance is subject to:
- Taxes for the year 2021, which are due and payable October 1, 2021, but not delinquent until March 1, 2022, RE: 147-10-0-123.00
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 132, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2542, Page 505, 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: **634 Watsonwood Dr., Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we dc covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 737725 **DEEDWARR**
10/15/2021 11:38:33 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20211015-0138926

Witness my/our hand(s) this the 12th DAY OF OCTOBER, 2021.

Mark E. Abernathy

Patricia M. Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of October, 2021.

Notary Public
My Commission Expires: 5.2.22
(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, PATRICIA M. ABERNATHY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of October, 2021.

Notary Public
My Commission Expires: 5.2.22
(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