BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 747875 DEEDWARR
11/02/2021 01:12:34 PM 2 pgs
Fees: $13.00 Taxes: $3,537.20

20211102-0146591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $956,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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)
Tyler R. Rhoades and Meghan E. Rhoades	SAME	
(NAME)	(NAME)	**130-08-0-091.00**
3815 Trimble Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CHRISTOPHER CARTER AND KELLY C. CARTER A/K/A KELLY FARINA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER R. RHOADES AND MEGHAN E. RHOADES, HUSBAND AND WIFE,** 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 part of Lot No. 11 on the Plan of Carter and King Lands, as of record in Book 57, page 99, Register's Office for Davidson County, Tennessee, and being Lot 27 on the Final Plat of Sharbers Harding Place Subdivision, not of record and described according to a survey by Michael V. Holmes, R.L.S., Tennessee No. 213, dated September 23, 1996, Job#96-661, as follows: Said Lot 11 fronts 100.42 feet on the southerly margin of Trimble Road and extends back 251.64 feet on the easterly line and 360.26 feet on the westerly line to a dead line in the rear, measuring 99.89 feet thereon.

Being the same property conveyed to Christopher Carter and Kelly C. Carter, husband and wife by Warranty deed from Lucy Carter Ryder, married of record in Instrument No. 20170919-0095546 Register's Office for Davidson County, Tennessee, dated September 08, 2017 and recorded on September 19, 2017.

Kelly C. Carter is also known as Kelly Farina

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 99, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1286, Page 545, Book 1335, Page 344, Book 1732, Page 153, Book 1812, Page 83, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6209, Page 301, 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: **3815 Trimble Road, Nashville, Tennessee 37215**.

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 do 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.

Witness my/our hand(s) this the 29th DAY OF OCTOBER, 2021.

Christopher Carter by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20211102-0146589 **Register's Office for Davidson County, Tennessee.**

Kelly C. Carter by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20211102-0146590 **Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 CHRISTOPHER CARTER AND KELLY C. CARTER, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER CARTER AND KELLY C. CARTER.

Witness my hand and official seal, this the 29th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024