Karen Johnson Davidson County
Batch# 753995 DEEDWARR
11/12/2021 01:27:18 PM 3 pgs
Fees: $18.00 Taxes: $1,371.44

20211112-0150960

WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
0 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,660.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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)
Colson Dodd Barnes	**NEW OWNER**	
(NAME)	(NAME)	
2423 Brasher Ave		**072-13-0-140.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **THE LORNE C. RALL TRUST DATED NOVEMBER 11, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLSON DODD BARNES, UNMARRIED,** 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 the southerly one-half of Lot 117 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and 73, 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 part of Lot No. 117 fronts 50 feet on the westerly side of Brasher Avenue and runs back between parallel lines, 200 feet to an alley.

Being the same property conveyed to Lorne C. Rall, an unmarried person by Warranty deed from Martha Lee Asplund, and husband, Virgil A. Asplund of record in Book 10167, page 680, Register's Office for Davidson County, Tennessee, dated August 22, 1996 and recorded on August 26, 1996.

Being the same property conveyed to Lorne C. Rall by Quitclaim deed from Dorna Vavrina of record in Instrument No. 20030124-0010380, Register's Office for Davidson County, Tennessee, dated December 19, 2002 and recorded on January 24, 2003.

Being the same property conveyed to Lorne C. Rall, Trustee of the Lorne C. Rall Trust dated November 11, 2020 by Quitclaim deed from Lorne C. Rall, an unmarried person of record in Instrument No. 20201222-0151717 Register's Office for Davidson County, Tennessee, dated November 11, 2020 and recorded on December 22, 2020.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 421, Page 72 and 73, 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: **2423 Brasher Ave, Nashville, Tennessee 37206**.

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 1 DAY OF NOVEMBER, 2021.

The Lorne C. Rall Trust dated November 11, 2020

BY:_____
Lorne C. Rall
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORNE C. RALL, TRUSTEE of THE LORNE C. RALL TRUST DATED NOVEMBER 11, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd of November, 2021.

SEE ATTACHED

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

Subscribed and sworn to (or affirmed) before me on this 1 day of November 2021, by LORNE C. RALL, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

_____
Signature of Notary

RIKKI FRASH
Notary Public - California
Ventura County
Commission # 2361144
My Comm. Expires Jun 17, 2025