WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

W-BC-21-931

(Al Karen Johnson Davidson County
Batch# 758545 DEEDWARR
11/19/2021 02:07:19 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20211119-0154312

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)
Pippa V. Gore	Pippa V. Gore	
(NAME)	(NAME)	**081-16-0-713.00**
931 Jackson Street	1212 Fatherland St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	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, **KATHERINE LITTLE COLSON, TRUSTEE OF THE COLSON REAL ESTATE TRUST, DATED JULY 22, 2015,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PIPPA V. GORE, MARRIED,** 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:

Being Lot No. 1 and westerly 11 feet of Lot No. 2, Block "A" in the Plan of Bransford Realty Company's North Hill Subdivision, of record in Plat Book 332, page 23, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 and part of Lot No. 2 front together 35 feet on the southerly side of Jackson Street and run back between parallel lines with the easterly margin of 10th Avenue North, 100 feet to an alley.

Being a portion of the same property conveyed to William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, with full power to transfer and convey by either Trustee without the joinder of any beneficiary by Quitclaim Deed from William M. Colson and wife, Katherine L. Colson of record in Instrument No. 20150724-0073050 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 24, 2015.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 23, 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: **931 Jackson Street, Nashville, Tennessee 37208**.

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 17th DAY OF NOVEMBER, 2021.

The Colson Real Estate Trust, dated July 22, 2015

BY: Katherine L. Colson
Katherine Little Colson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE LITTLE COLSON, TRUSTEE of THE COLSON REAL ESTATE TRUST, DATED JULY 22, 2015, 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 17th of November, 2021.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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