Karen Johnson Davidson County
Batch# 758697 DEEDWARR
11/22/2021 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,456.69
20211122-0154512

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $393,700.00.

Patricia Green
Affiant

Subscribed and sworn before me this the 12th day of November, 2021.

Eliza Whitfield
Notary Public
My commission expires:

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
New Day Homes, LLC 2330 Golf Club Lane Nashville, TN 37215	New Owners	071-16-0 239.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KETURAH A. THOMPSON A/K/A KETURAH A. CARUTHERS AND CHARLES T. CARUTHERS AND MILLICENT C. CARUTHERS AND LAWRENCE E. CARUTHERS AND LYDIA J. CARUTHERS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NEW DAY HOMES, LLC, A TENNESSEE LIMITED LIABILTLY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Nashville, Davidson County, Tennessee, being Lot Nos. 201 and 202 on the Map of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.

Said Lot Nos. 201 and 202 adjoin and front together 61 feet on the west side of North 7th Street and run back between parallel line along the south margin of Richardson Avenue, 165 feet to an alley.

Being the same property conveyed to Eli Caruthers, Jr., and wife, Mamie C. Caruthers, by deed dated 12/23/1963, from The Nashville Housing Authority, of record in Book 3706, page 129, Register's Office for said County.

The said Mamie C. Caruthers having predeceased Eli Caruthers, Jr., leaving Eli Caruthers, Jr. as the surviving tenant by the entirety.

The said Eli Caruthers, Jr., having died testate on 10/30/2009, vesting 50% interest in subject property to wife, Delois Caruthers, and 50% interest in subject property divided among four children, namely: Charles Caruthers, Carl Caruthers, Lawrence Caruthers, and Lydia Caruthers, in equal shares. See Last Will and Testament of Eli Caruthers, Jr., of record in Instrument No. 20141030-0100229, Register's Office for said County; see also Order to Probate to Establish Muniment of Title of Eli Caruthers, Jr. (Davidson County Probate Case No. 14P-1678), of record in Instrument No. 20141030-0100228, Register's Office for said County.

The said Delois Caruthers, having died testate on 10/16/2019, leaving her interest in subject property to daughter, Keturah A. Caruthers (a/k/a/ Keturah A. Thompson). See Last Will and Testament of Delois Caruthers of record in Instrument No. 20210816-0110402, Register's Office for said County; see also Order to Probate to Establish Muniment of Title of Delois Caruthers (Davidson County Probate Case No. 21P-1312), of record in Instrument No. 20210816-0110401 Register's Office for said County.

The said Carl Caruthers (a/k/a Carl E. Caruthers) having died testate on 03/06/2020, leaving his interest in the subject property to wife, Millicent C. Caruthers by Last Will and Testament. At the time of this conveyance, the said Last Will and Testament of Carl Caruthers has not yet been probated. Bernard A. Caruthers conveyed any interest he may have had in the subject property to Millicent C. Caruthers, the only other heir at law and sole beneficiary pursuant to the terms of the Last Will and Testament of Carl Caruthers. Said conveyance being the same property conveyed to Millicent C. Caruthers form Bernard A. Caruthers, of record in Instrument No. 20211220154511 Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED UNIMPROVED PROPERTY KNOWN AS 610 Richardson Avenue, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

L.C. C.T.C. LLC KT

Witness my hand this the 12th day of November, 2021.

Keturah A. Thompson

Charles T. Caruthers

Millicent C. Caruthers

Lawrence E. Caruthers

Lydia J. Caruthers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keturah A. Thompson a/k/a Keturah A. Caruthers, Charles T. Caruthers, Millicent C. Caruthers, Lawrence E. Caruthers, and Lydia J. Caruthers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of November, 2021.

My commission expires: 9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/16/2021 (date ~~of document~~).

Affiant Signature

11/16/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/16/2021 (date ~~of document~~).

Affiant Signature

11/16/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025