WARRANTY DEED Karen Johnson Davidson County Batch# 758839 **DEEDWARR** 11/22/2021 10:48:45 AM 2 pgs Fees: $13.00 Taxes: $873.20 20211122-0154646	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER is $236,000.00** **STATE OF TENNESSEE** **COUNTY OF DAVIDSON** **The actual consideration or true value, whichever is greater for this transfer is** $ 236,000.00 _____, Affiant **Subscribed and sworn before me this the** 22 Day of November, 2021. _____, Deputy Register

THIS INSTRUMENT WAS PREPARED BY

J. R. Anderson
3407 Hopkins Street
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Kyle T. Anderson **Aquina Frances Anderson**	**Kyle T. Anderson** **Aquina Frances Anderson**	
(NAME) **225 Payson Court**	(NAME) **225 Payson Court**	**14706003000**
(ADDRESS) **Nashville, Tennessee 37211**	(ADDRESS) **Nashville, Tennessee 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES RICHARD ANDERSON AND AQUINA ANDERSON, husband and wife, hereinafter called the Grantors. have bargained and sold, and by these presents do transfer and convey unto KYLE T. ANDERSON and AQUINA FRANCES ANDERSON, husband and wife, hereinafter called the Grantees, their heirs 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. 119 on the Plan of Section One (Revised) Caldwell Hall of record in Plat Book 2900, Page 58, 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 James Richard Anderson and Aquina Anderson, husband and wife by Quitclaim deed from James Richard Anderson recorded in Instrument No. 20150630-0062595 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on June 30, 2015.

This conveyance is subject to:

- All matters shown on Plan of record in Plat Book 2900, Pages 57-59;
- Restrictive Covenants of record in Book 1788, Page 108. Book 2929, Page 117, and Book 2997, Page 93, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **216 Wauford Drive. 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 GRANTEES, their heirs and assigns forever: and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 3th DAY OF AUGUST, 2021

James Richard Anderson

Aquina Anderson

Aquina Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 3th day of AUGUST, 2021.

Notary Public
My Commission Expires: 3-8-22
(SEAL)

STEPHEN L MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Kyle T. Anderson
225 Payson Court
Nashville, Tennessee 37211