# WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

T-TAG-21-2121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (A

Karen Johnson Davidson County
Batch# 760005 DEEDWARR
11/23/2021 11:51:51 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20211123-0155439

**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) |
|---|---|---|
| **Claire Properties GP** | **New Owner** | |
| (NAME) **1103 Holly Street** | (NAME) | **104-11-0-356.00** |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) | |
| (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, **NANCY CARR KACENA, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAIRE PROPERTIES GP, A TENNESSEE GENERAL PARTNERSHIP,** 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. 40 on the Map of St. Bernard Place, as of recorded in Book 161, Page 171, Register's Office for said County.

Said lot fronts 50 feet on the Southerly side of Bernard Avenue formerly St. Bernard Avenue, and runs back 143.78 feet on the easterly line and 143.34 feet on the westerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Sue B. Carr by Warranty Deed from Mabel V. Covington of record in Book 4506, page 164, Register's Office for Davidson County, Tennessee, dated May 28, 1971 and recorded May 28, 1971.

The said Sue B. Carr a/k/a Sue Frances Carr a/k/a Mary Sue Francis Brindley Carr having since died on September 15, 1998 and subject property having vested in Nancy Carr Kacena as devisee pursuant to Last Will and Testament of Sue Frances Carr, admitted in the General Sessions Court of Wilson County, Tennessee, Probate Division. See Clerk and Special Master's Report and Order of Probate entered October 20, 1998, of record in Will Book 59, page 399, Wilson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 171, 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: **2121 Bernard Avenue, Nashville, Tennessee 37212**.

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 14 DAY OF NOVEMBER, 2021.

Nancy Carr Kacena

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)




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