Karen Johnson Davidson County
Batch# 761308 **DEEDWARR**
11/24/2021 04:00:43 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20211124-0156613

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF NOVEMBER, 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
BS-ISB-21-2830	

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 08/08/2025

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)
Idaho State Builders LLC	New Owner	
(NAME)	(NAME)	**136-11-0-075.00**
1660 N 7th E		
(ADDRESS)	(ADDRESS)	
Mountain Home, ID 83647		
(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, **LINDA GAYLE COMPTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IDAHO STATE BUILDERS LLC,** 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:

Located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 1 on the Plan of Priest Lake Park, Section Six, of record in Book 6900, Page 636, Register's Office for Davidson County, Tennessee. See recorded plat for a more complete description.

Being the same property conveyed to James R. Compton and Larry R. Compton by Warranty Deed from Charles S. Wells, Jr. and wife, Johnnie Elizabeth C. Wells, and Richard L. Messick and wife, Neva J. Messick, of record in Book 8181, Page 607, Register's Office for Davidson County, Tennessee, dated August 22, 1990 and recorded on August 24, 1990.

Said Larry R. Compton became deceased on January 28, 1994, leaving Last Will and Testament filed for Probate in Will Book 194, Page 414, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, James R. Compton and Sarah Elizabeth Compton as Co-Executors of the Estate of Larry R. Compton, deceased.

Being the same property conveyed to James R. Compton as Trustee of the trust under the Will of (u/w/o) Larry R. Compton for the benefit of (f/b/o) James R. Compton and Sarah Elizabeth Compton by Quitclaim Deed from James R. Compton and Sarah Elizabeth Compton as Co-Executors of the Estate of Larry R. Compton of record in Book 10619, Page 189, Register's Office for Davidson County, Tennessee, dated September 22, 1997 and recorded on September 23, 1997.

Being the same property conveyed to Linda Gayle Compton by Quitclaim Deed from James R. Compton, individually, Sarah Elizabeth Compton, individually and James R. Compton, as trustee under the Will of Larry R. Compton for the benefit of James R. Compton and Sarah Elizabeth Compton, of record in Instrument No. 20031229-0183350 Register's Office for Davidson County, Tennessee, dated December 31, 2002 and recorded on December 29, 2003.

Being also known as 2830 Old Smith Springs Rd, Nashville, Tennessee 37217.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 636, and Plat Book 4660, Page 142, 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: **2830 Old Smith Springs Rd, Nashville, Tennessee 37217**.

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 10 DAY OF NOVEMBER, 2021.

Linda Gayle Compton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA GAYLE COMPTON, 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 10th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

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