Karen Johnson Davidson County
Batch# 766104 DEEDWARR
12/02/2021 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20211202-0159824

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

T-VRES-21-1705

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)
Judith Byrd	RENASANT BANK	
(NAME)	(NAME)	083-06-0-239.00
1705 Eastland Ave	2001 PARK PLACE NORTH, STE 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	BIRMINGHAM, AL 35203	
(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, **JOSHUA DENNEY AND ANNE LINNEMANN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUDITH BYRD, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being the Easterly 5 feet of Lot No. 2 and Westerly 45 feet of Lot No. 3 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Plat Book 332, page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Easterly 5 feet of Lot No. 2 and Westerly 45 feet of Lot No. 3, on said Plan together fronting 50 feet on the North side of Eastland Avenue and running back between parallel lines 175 feet to an alley.

Being the same property conveyed to Joshua Denney and Anne Linnemann, husband and wife by Quitclaim deed from Joshua Denney, married of record in Instrument No. 20180619-0058764 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018.

Further being the same property conveyed to Joshua Denney, married man by Warranty deed from Richard Selsor and Karen Davis Selsor a/k/a Karen Selsor, husband and wife of record in Instrument No. 20180619-0058762 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018.

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 332, Page 17, 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: **1705 Eastland Ave, Nashville, Tennessee 37206.**

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 29 DAY OF NOVEMBER, 2021.

Joshua Denney

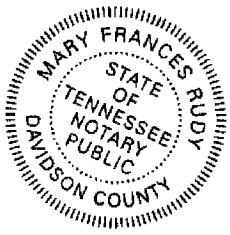
Anne Linnemann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA DENNEY, 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 29th of November, 2021.

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

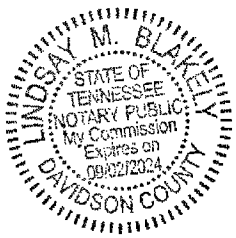


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE LINNEMANN, 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 29th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 11/30/2021 (date ~~of document~~).

Affiant Signature

11/30/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of November, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025