WARRANTY DEED

Karen Johnson Davidson County
Batch# 767617 **DEEDWARR**
12/03/2021 03:29:01 PM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20211203-0160999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

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)
Gilbert N. Smith	**New Owner**	
(NAME)	(NAME)	
4401 Chickering Lane	**New Owner**	**092-10-0-059.01**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **SCOTT WILSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GILBERT N. SMITH,** 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 the 12th, being the northerly 21 feet of Lot No. 8 and the southerly 14 feet of Lot No. 10 on the Map of Charlotte Heights, as of record Book 57, Page 169, Register's office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Parts of Said Lots Nos. 8 and 10 Front together 35 feet on the westerly side of 31st Avenue North, formerly Royal Avenue, and run back between parallel lines, parallel with and 29 feet north of the northerly margin of an alley 145 to another alley.

Being the same property conveyed to Scott Wilson and Thomas J. Drake Jr., as Tenants in Common by Warranty Deed from Eric Robertson, and wife Karen Robertson of record in Instrument No. 20070828-0103362 Register's Office for Davidson County, Tennessee, dated August 22, 2007 and recorded on August 28, 2007. (Value of consideration shown in aforementioned deed $100,000.00.)

Being the same property conveyed to Scott Wilson by Quitclaim Deed from Thomas J. Drake, Jr., of record in Instrument No. 20180118-0005490 Register's Office for Davidson County, Tennessee, dated June 22, 2016 and recorded on January 18, 2018. (Value of consideration shown in aforementioned deed $125,000.00.)

This conveyance is subject to:
- Taxes for the year 2021
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 169, 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: **405 B 31st Avenue North, Nashville, Tennessee 37209**.

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 24th DAY OF NOVEMBER, 2021.

Scott Wilson

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF DAVIDSON New Hanover

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT WILSON, 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 24th of November, 2021.

Notary Public
My Commission Expires: 4-22-2025
(SEAL)

Hasmukh M. Parikh
Notary Public
New Hanover County, NC
My Commission Expires 4-22-2025

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