WARRANTY DEED

Karen Johnson Davidson County
Batch# 769449 DEEDWARR
12/07/2021 03:05:46 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00

20211207-0162308

O-VRES-21-1714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Joshua Hein	**FirstBank**	
(NAME) **515 Church Street, Unit 3503**	(NAME) **345 Highway 46S**	**081-03-0-021.00**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS) **Dickson, TN 37055**	
(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 the heirs and beneficiaries of the Estate of Ella W. Cain and Bruce Cain, **GEORGIA M. HOLLAND AND VALENCIA BEAL CAIN-BATTLE AND BETTIE S. RUTHERFORD AND JABARI PATTERSON AND BRUCE CRAIG GUESS AND BRANDON LEE GUESS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA HEIN,** 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. 75 in Buena Vista Heights Addition, recorded in Plan Book 161, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 50 feet on the north side of Nubell Street (formerly known as Bell Street) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Richard Cain and wife, Ella W. Cain, by Installment Deed from Bobby Jones, Trustee, of record in Book 3941, Page 276, Register's Office for Davidson County, Tennessee, dated September 24, 1965 and recorded on September 30, 1965.

Said Richard Cain became deceased on April 8, 1998, vesting Ella W. Cain as surviving tenant. Said Ella W. Cain became deceased on October 30, 2012, leaving Last Will and Testament filed for Probate in Docket No. 13P49, Chancery Court of Davidson County, Tennessee. Valencia Beal Cain and Betty S. Rutherford, Co-Adminstrators of the Estate of Ella Cain, deceased.

Being the same property conveyed to Georgia M. Holland, a one-fourth (1/4) undivided interest; unto Valencia Beal Cain, a one fourth (1/4) undivided interest; unto Bettie S. Rutherford, a one-fourth (1/4) undivided interest and unto the Estate of Bruce Cain, a one-fourth (1/4) undivided interest each as tenants in common, by Quitclaim Deed from Valencia Beal Cain and Betty S. Rutherford, Co-Adminstrators of the Estate of Ella Cain, of record in Instrument No. 20130412-0036659 Register's Office for Davidson County, Tennessee, dated April 08, 2013 and recorded on April 12, 2013.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3708, Page 89, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1714 Nubell St, Nashville, Tennessee 37208**.

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 19th DAY OF NOVEMBER, 2021.

Georgia M. Holland, by her attorney in fact, Valencia Beal Cain-Battle

Georgia M. Holland, by her attorney in fact, Valencia Beal Cain-Battle

Valencia Beal Cain-Battle

Bettie S Rutherford by Sherie Monroe Attorney in Fact

~~Betty~~ Bettie S. Rutherford

Jabari Patterson

Bruce Craig Guess

Brandon Lee Guess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VALENCIA BEAL CAIN-BATTLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GEORGIA M. HOLLAND, and who acknowledged he/she/they executed the same as the free act and deed of the said GEORGIA M. HOLLAND.

Witness my hand and official seal, this the 19th of November, 2021.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public

My Commission Expires: _____

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VALENCIA BEAL CAIN-BATTLE, 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 19th of November, 2021.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public

My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Bettie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~BETTY~~ S. RUTHERFORD, 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.

see attached

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JABARI PATTERSON, 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 19th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE CRAIG GUESS, 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 19th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON LEE GUESS, 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 19th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRIE MORROW, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BETTIE S. RUTHERFORD, and who acknowledged he/she/they executed the same as the free act and deed of the said BETTIE S. RUTHERFORD.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public

My Commission Expires: _____

