WARRANTY DEED

Karen Johnson Davidson County
Batch# 769742 DEEDWARR
12/08/2021 10:06:05 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20211208-0162679

O-RH-21-2425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 5/10/2023 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)
Rhythm Homes 401K Trust fbo Ryan McLaury	NEW OWNER	
(NAME)	(NAME)	**092-06-0-237.00**
355 Hazel Avenue		
(ADDRESS)	(ADDRESS)	
Webster Groves, MO 63119		
(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, **ERNEST B MCDONALD, SR. AND HENRY WASHINGTON AND JERRY WASHINTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHYTHM HOMES 401K TRUST FBO RYAN MCLAURY,** 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 Lot Nos. 18 and 19 on the Plan of A. Roth's Subdivision of Lot 12, Boyd McHairy, of record in Book 57, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 18 and 19 front together 50 feet on the Southerly side of Herman Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Betty Jean McDonald by Warranty deed from V. Morris Williams, Jr. and wife, Kay O. Williams of record in Book 6561, page 702, Register's Office for Davidson County, Tennessee, dated May 16, 1985 and recorded on May 21, 1985. The said Betty Jean McDonald having since died intestate on May 15, 2011, leaving her two children, a one-half (1/2) interest unto Ernest B. McDonald, Sr and a one-half (1/2) interest unto Deborah McDonald as her heirs at law as evidenced by Affidavit of Heirship recorded simultaneously in Instrument Number 20211208-0162677. Deborah McDonald having since died April 21, 2017, leaving her one-half (1/2) undivided interest unto her sons, Jerry Washington and Henry Washington as evidenced by the Affidavit of Heirship recorded simultaneously in Instrument Number 20211208-0162678. Betty Jean McDonald was also known as Bettye McDonald, Dalla Bettye McDonald and Bettye McDonald.

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 57, Page 79, 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: **2425 Herman 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 3 DAY OF DECEMBER, 2021.

Ernest B McDonald, Sr.

Henry Washington

Jerry Washinton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNEST B MCDONALD, SR., 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 3rd of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 7/26/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY WASHINGTON, 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 3rd of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY WASHINTON, 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 3rd of December, 2021.

Notary Public
My Commission Expires: 5.7.22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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