WARRANTY DEED

Karen Johnson Davidson County
Batch# 773420 DEEDWARR
12/14/2021 11:50:57 AM 2 pgs
Fees: $13.00 Taxes: $1,040.63

20211214-0165171

Y-ER-21-300

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Hunter Kamden Anderson	**New Owner**	
(NAME)	(NAME)	**043-07-0-018.00**
300 McArthur Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **HEIRS AND BENEFICIARIES OF THE ESTATE OF IVA E. MASSEY BY WILLIAM NATHAN MASSEY, JR. EXECUTOR AND WILLIAM NATHAN MASSEY, JR., A MARRIED MAN AND KATHERINE SUE MASSEY ORRICK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUNTER KAMDEN ANDERSON, AN UNMARRIED MAN,** 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 Lots Nos. 123 and 124 on the unrecorded map of Tracts 1 and 13 of the Anderson Estates, Section One, of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and described together according to a survey by John Kohl, dated February 2, 1977 as follows:

Beginning at a point in the Westerly margin of McArthur Drive at the common corner of Lots Nos. 124 and 125; thence with the margin of said drive Southerly 105.3 feet to a concrete monument at the beginning of a curve; thence around said curve in a Westerly direction 31.7 feet to a concrete monument in the North line of Roosevelt Avenue; thence Westerly with said avenue 130.33 feet to a corner of Lots Nos. 123 and 158; thence Northerly along the line between Lots 123 and 124, 157 and 158, 125 feet to the corner of Lots Nos. 125 and 156; thence Easterly along the line between Lots Nos. 124 and 125, 150 feet to the beginning.

Being the same property conveyed to William N. Massey and wife, Iva E. Massey by Warranty Deed from George E. Harvey and wife, Doris M. Harvey of record in Book 5128, page 929, Register's Office for Davidson County, Tennessee, dated March 25, 1977 and recorded on March 29, 1977. The said William N. Massey died January 16, 2016, leaving his wife, Iva E. Massey, as the surviving tenant by the entirety. The said Iva E. Massey died February 2, 2020, and her Last Will and Testament was admitted for probate under Docket No. 20P855 in the Probate Court for Davidson County, Tennessee.

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 1130, Page 37, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5185, Page 660, in the 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: **300 McArthur Dr., Madison, Tennessee 37115**.

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 8th DAY OF DECEMBER, 2021.

Heirs and Beneficiaries of the Estate of Iva E. Massey

BY: _____
William Nathan Massey, Jr
Executor

_____
William Nathan Massey, Jr.

_____
Katherine Sue Massey Orrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM NATHAN MASSEY, JR, EXECUTOR of the ESTATE OF IVA E. MASSEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM NATHAN MASSEY, JR., 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 8th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE SUE MASSEY ORRICK, 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 8th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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