WARRANTY DEED

RACHEL OWENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

BS-RR-21-3923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: July 9, 2022
(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)
Marci M Tasche and Carl J Tasche	New Owner	
(NAME)	(NAME)	**069-02-0-005.00**
3923 Drakes Branch Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCI M TASCHE AND CARL J TASCHE, WIFE AND HUSBAND,** 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 No. 27 on the Plan of Section One, Enchanted Hills of record in Plat Book 3300, Page 96, 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 No. 27 fronts 131.72 feet on the Northerly margin of Drakes Branch Road, and runs back between lines, the Easterly line measuring 452.0 feet and the Westerly line measuring 252.89 feet to a broken line in the rear measuring 319.0 feet thereon.

Being the same property conveyed to Willie P. Jackson and wife, Anna P. Jackson by Installment deed from N.H. Barker and H. H. Chitwood of record in Book 3648, page 548, Register's Office for Davidson County, Tennessee, dated November 23, 1963 and recorded on November 27, 1963. (Value or consideration shown in aforementioned deed $5,000.00.)

Being the same property conveyed to Willie P. Jackson and wife, Anna P. Jackson, Trustees of the Jackson Joint Revocable Living Trust Agreement U/A/D September 09, 2002 and any Successors in Trust by Quitclaim deed from Willie P. Jackson and wife, Anna P. Jackson, individually of record in Instrument No. 20020917-0113185 Register's Office for Davidson County, Tennessee, dated September 09, 2002 and recorded on September 17, 2002. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Rightway Real Estate, LLC, a Tennessee Limited Liability Company by Warranty deed from Kwajelyn Jade Jackson and Skyler Dion Jackson, successor Co-Trustees of the Jackson Joint Revocable Living Trust Agreement U/A/D September 09, 2002 and amended on December 4, 2020 of record in Instrument No. 20201209-0143648 Register's Office for Davidson County, Tennessee, dated December 04, 2020 and recorded on December 09, 2020. (Value of consideration shown in aforementioned deed $232,500.00.) Being also known as 3923 Drakes Branch Rd Nashville, Tennessee 37218.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 96, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3467, Page 224, 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.

Karen Johnson Davidson County
Batch# 780707 DEEDWARR
12/28/2021 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20211228-0170599

202112280170599

- Deed of Conveyance of Water Mains of record in Book 4241, Page 877, 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: **3923 Drakes Branch Rd, Nashville, Tennessee 37218**.

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 20 DAY OF DECEMBER, 2021.

Rightway Real Estate, LLC, a Tennessee Limited Liability Company

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 20th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-20-21.

Affiant Signature

12-22-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202112280170599