Return to:
Rudy Title and Escrow, LLC
7012 21st Avenue South
Nashville, TN 37212
File #: BC-21-1500

THIS INSTRUMENT WAS PREPARED BY	STATE OF Tennessee COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation, , 3310 West End Ave. #540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$775,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2021. Notary Public MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 780796 **DEEDWARR**
12/28/2021 03:31:06 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20211228-0170761

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Caleb Speight and Madison Rogers	Caleb Speight and Madison Rogers	MAP: 083-09-0-347.00
1500 Gartland Avenue	1500 Gartland Avenue	PARCEL: 083-09-0-347.00
Nashville TN 37206	Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAMINA T. CARDER, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALEB SPEIGHT AND MADISON ROGERS, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 74 on the Plan of the Subdivision of the A.V.S. Lindsley 29 Acre Tract, as shown on plat of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Said Lot 74 fronts 50 feet on the Southerly side of Gartland Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jamina T. Carder, unmarried by Warranty deed from Gary B. Phillips and wife, Margaret A. Phillips of record in Instrument No. 20071002-0117119 Register's Office for Davidson County, Tennessee, dated September 28, 2007 and recorded on October 02, 2007.

This is IMPROVED property known as: **1500 Gartland Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 21st day of December, 2021.

Jamina T. Carder

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamina T. Carder, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand this 20th day of December, 2021.

Notary Public

My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE