WARRANTY DEED

Karen Johnson Davidson County
Batch# 781780 DEEDWARR
12/30/2021 10:19:03 AM 2 pgs
Fees: $13.00 Taxes: $1,024.84

20211230-0171695

J-TI-21-203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,982.47.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

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)
True Investments, Inc.	New Owner	
(NAME)	(NAME)	**043-10-0-013.00**
1451 Elm Hill Pike Ste 110	640 Spence Ln Ste 235	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37217	
(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, **JERRY SHRUM AND JOYCE SHRUM AND WIFE,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRUE INVESTMENTS, INC.,** 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:

Tract 1: 200 May

Following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 65 on the revised, unrecorded Plan of Tract 14 of the Anderson Estates, said Tract being a part of recorded Plan of Anderson Estates, as of record in Plat Book 1130, page 37, Register's Office for Davidson County, Tennessee, described according to a survey made by Harvey Gee, Surveyor dated December 29, 1947, as follows: Beginning at a point on the Easterly margin of May Drive at a concrete marker at the intersection of DuPont Avenue and May Drive; thence Northerly along the Easterly margin of May Drive 71.1 feet to a point, said point being common comer of lots Nos. 64 and 65 of said subdivision; thence Easterly with the dividing line between Lots Nos. 64 and 65, 174 feet to a dead line; thence Southerly along the rear line of Lot No. 32, 100 feet to a point on the Northerly margin of DuPont Avenue; thence Westerly along the Northerly margin of DuPont, 155.4 feet to a concrete marker; thence continuing around a radius of 30.27 feet to the point of beginning.

Being a portion of the same property conveyed to Jerry Shrum and Joyce Shrum by Warranty deed from Estate of Kyle Hutchison of record in Instrument No. 20080711-0071384 Register's Office for Davidson County, Tennessee, dated July 01, 2008 and recorded on July 11, 2008.

This conveyance is subject to:
- Taxes for the year 2021
- Taxes for the year 2020
- Subject to all matters shown on the Plan of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee. Tract 1
- Restrictions of record in Book 2033, Page 637, in the Register's Office for Davidson County, Tennessee
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Restrictions of record in Book 1224, page 86, 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: **200 May Drive, 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 28 DAY OF DECEMBER, 2021.

Jerry Shrum

Joyce Shrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY SHRUM, 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 28th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
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, JOYCE SHRUM, 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 28th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
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