WARRANTY DEED

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE 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 $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BS-PM-21-4748

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 801832 **DEEDWARR**
02/08/2022 02:13:43 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220208-0014546

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
John H. Otey, Jr.	**New Owner**	
(NAME) **4748 Ashland City Hwy**	(NAME) OTIS Real Estate Agency	**068-00-0-072.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) 2701 Jefferson St. Suite 100	
(CITY) (STATE) (ZIP)	(CITY) Nashville TN 37208 (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, **LINDA L.M. FISHER, ADMINISTRATOR OF THE ESTATE OF VERNON BOND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN H. OTEY, JR., MARRIED,** 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:

A certain tract or parcel of land in Davidson County, State Of Tennessee, described as follows to-wit:

Being a tract of land on the Northerly margin of Hydes Ferry Pike; being all of the property described in Deed Book 7803, Page 224, Register's Office, Davidson County, TN. and further described according to a survey made by Campbell Surveying Co., Inc. dated July 27, 1990 as follows:

Beginning at a point in the Northerly margin of Hydes Ferry Pike, said beginning point being Northeasterly 124.57 feet, more or less, from the Southwest corner of said Tract No. 3; thence North 3 degrees East 2,050.00 feet more or less to a point; thence South 88 degrees 47 minutes East 156 feet to a point; the Northeast corner of this tract and the Northwest corner of Eva Macrum; thence with Eva Macrum's lines South 04 degrees 39 minutes West 2024.00 feet to a point in the Northerly margin of Hydes Ferry Pike; thence along said margin in a Southwesterly direction 124.57 feet, more or less, to the point of beginning, containing 6.5 acres, more or less and being the Easterly one-half of said Tract No. 3.

Being the same property conveyed to Vernon Bond and wife, Ella B. Bond, as tenants by the entirety, by Deed from Delema Donmyer, unmarried, of record in Book 8179, Page 634, Register's Office for Davidson County, Tennessee, dated August 17, 1990 and recorded on August 21, 1990.

Said Ella B. Bond became deceased, vesting Vernon Bond as surviving tenant. Said Vernon Bond became deceased on December 26, 2019, leaving Last Will and Testament filed for Probate in Docket No. 20P179, Chancery Court of Davidson County, Tennessee. Pursuant to an Order to Sell Real Property and Pay Debts issued by the aforesaid court on June 3, 2021, Linda L.M. Fisher, as the Administrator of the Estate of Vernon Bond was vested with the authority to sell the subject property for the purpose of settling the estate.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Easement of record in Book 9677, Page 959, 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: **4748 Ashland City Hwy, 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 3rd DAY OF FEBRUARY, 2022.

The Estate of Vernon Bond

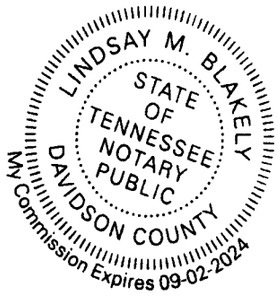
BY: _____
Linda L.M. Fisher
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA L.M. FISHER, ADMINISTRATOR of the THE ESTATE OF VERNON BOND, 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 3rd of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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