WARRANTY DEED

Karen Johnson Davidson County
Batch# 802980 **DEEDWARR**
02/09/2022 03:46:13 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20220209-0015257

LR-EXP-22-1409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/20/25

(AFFIX SEAL)

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

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)
Haunted Properties, LLC	**New Owner**	
(NAME)	(NAME)	**083-02-0-012.00**
1507 Old Brooks Road		
(ADDRESS)	(ADDRESS)	
Brentwood, 37027		
(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, **ROSE MARY DRAKE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAUNTED PROPERTIES, LLC, A TENNESEE LIMITED LIABILITY COMPANY,** 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 the East half of Lot No. 19 and the West half of Lot No. 20 on the Plan of H. M. Doak's Subdivision of record in Plat Book 332, Page 22, in the Register's Office for Davidson County, Tennessee.

Said east half of Lot No. 19 and the West half of Lot No. 20 front together 50 feet on the North side of McKennie Ave and extends back between parallel lines 174 feet to an alley.

Being the same property conveyed to Rose Mary Drake, unmarried by Quitclaim deed from Drake Properties, LLC of record in Instrument No. 20020410-0044165, Rerecorded on September 05, 2002, Instrument No. 20030905-0130102, Register's Office for Davidson County, Tennessee, dated April 10, 2002 and recorded on April 10, 2002.

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 332, Page 22, 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: **1409 Mckennie Ave, Nashville, Tennessee 37206**.

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 4th DAY OF FEBRUARY, 2022.

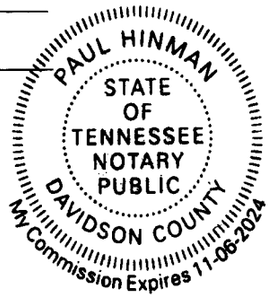
Rose Mary Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSE MARY DRAKE, 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 4th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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