WARRANTY DEED

Karen Johnson Davidson County
Batch# 808545 DEEDWARR
02/18/2022 12:13:49 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20220218-0019284

JM-VRE-22-2313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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)
Jessica Lee Davis	**NEW OWNER**	
(NAME)	(NAME)	**119-01-0-474.00**
251 Vaughns Gap Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ROBERT ELLIS ORRALL AND CHRISTINE LEVERONE ORRALL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA LEE DAVIS, UNMARRIED,** 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 I:

Land in Davidson County, Tennessee, being Lot No. 27 of Block 21 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30 of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 27 fronts 56 feet on the Westerly margin of Foster Avenue and extends back between parallel lines with the Southerly margin of Valeria Street, 150 feet to an alley.

Tract II:

Land in Davidson County, Tennessee, being the Northerly one half of Lot No. 26, of Block 21 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks, 14, 15, 16, 20, 21, 29 and 30 of record in Book 332, page 21, Register's Office for said County.

Said part of Lot No. 26 fronts 25 feet more or less on the Westerly margin of Foster Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Robert Ellis Orrall and Christine Orrall, husband and wife by Warranty deed from Adrienne L. Newman, unmarried of record in Instrument No. 20160907-0094030 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 07, 2016.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Bill No. BI2000-364 as made applicable by Bill No. BL2000-476, Metro Clerk'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: **2313 Foster Avenue, Nashville, Tennessee 37210**.

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 14th DAY OF FEBRUARY, 2022.

Robert Ellis Orrall by Sydney Klett as Attorney-in-fact
Robert Ellis Orrall
by Sydney Klett as Attorney-in-fact

Christine Leverome Orrall by Sydney Klett as Attorney-in-fact
Christine Leverone Orrall
by Sydney Klett as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sydney Klett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT ELLIS ORRALL AND CHRISTINE LEVERONE ORRALL, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT ELLIS ORRALL AND CHRISTINE LEVERONE ORRALL.

Witness my hand and official seal, this the 14th of February, 2022.

Jordan T. Myers
Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

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