WARRANTY DEED

Karen Johnson Davidson County
Batch# 809395 DEEDWARR
02/22/2022 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20220222-0019873

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Deathridge Devin Deathridge	new owners	
(NAME) 444 Rural Hill Rd	(NAME) 444 Rural Hill Rd	149-04-0-269.00
(ADDRESS) Nashville TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
JESSICA WHITE

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Marilyn Robinson,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Mark Deathridge and Devin Deathridge,** 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. 7B on the Plan of Edge-O-Lake, Section 21 of record in Plat Book 6200, Page 156, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marilyn Robinson by Cash deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington DC of record in Book 7608, page 676, Register's Office for Davidson County, Tennessee, dated July 25, 1988 and recorded on July 25, 1988.

Grantor warrants that this property is not being used as her primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 444 Rural Hill Rd. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hand this 8th day of February, 2022.

Marilyn Robinson by Sheila Beasley Attorney in Fact

Marilyn Robinson, by Sheila Beasley, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 8th day of February, 2022, before me personally appeared Sheila Beasley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Marilyn Robinson and acknowledged that she executed the same as the free act and deed of the said Marilyn Robinson.

WITNESS my hand and official seal at office this 8th day of February, 2022.

DeeAnne Holland
Notary Public

My Commission Expires: 04.10.2022

DEEANNE HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-10-2022

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/9/22.

Affiant Signature

2/9/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 9th day of February, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022