WARRANTY DEED

Karen Johnson Davidson County
Batch# 812042 DEEDWARR
02/25/2022 03:28:40 PM 2 pgs
Fees: $13.00 Taxes: $1,306.47

20220225-0021886

JM-BMK-22-521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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)
Martin J. Colgan and Susan J. Colgan	**NEW OWNER**	
(NAME)	(NAME)	**092-10-0-299.00**
540 Biesterfield Road #320		
(ADDRESS)	(ADDRESS)	
Elk Grove Village, IL 60007		
(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, **DEBORAH HUBBERT, SINGLE AND TONY STRINGFELLOW, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTIN J. COLGAN AND SUSAN J. COLGAN, HUSBAND AND WIFE,** 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 part of Lot No. 19 on Block B, on the Map of M. B. and M. S. Pilcher's Addition, of record in Book 57, Page 91, Register's Office for said County as follows:

Beginning at a point in the East margin of 27th Avenue North at the corner of Lots No. 19 and 20: thence with the line between said lots, Easterly 170 feet to an alley; thence with the margin of the same, Southerly 10 feet to a point; thence Westerly 40 feet to a point; thence Southerly 40 feet to a point in the line between lots 18 and 19: thence with the line between said lots Westerly 130 feet to the East margin of 27th Avenue North, thence with the margin of the same, Northerly 50 feet to the beginning, being all of Lot No. 19, except the Southeast 40 feet by 40 feet.

Being the same property conveyed to Geraldine Terry, Robbie Stringfellow, Doris J. Bratton, Julia A. Hemphill, Mary L. Graves, Eugene Kimble, John Kimble, Leslie Kimble, William T. Kimble, Chester R. Kimble by Warranty Deed from Robert R. Kimble et ux Mattie Kimble of record in Book 8318, Page 639, Register's Office for Davidson County, Tennessee, dated March 23, 1991 and recorded on March 28, 1991.

The said Geraldine Kimble Terry having since died on July 31, 2021.
The said Doris J. Bratton having since died on May 29, 2018.
The said Leslie Kimble having since died on July 29, 2017.
The said John Kimble having since died on April 6, 2015.
The said Robbie Stringfellow having since died on March 15, 2006.
The said Eugene Kimble having since died on January 8, 2012.
The said William T. Kimble having since died on January 15, 1997.

Deborah Hubbert and Tony Stringfellow are authorized to execute this instrument pursuant to court order filed in Case No. 17-1118-III in the Chancery Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **521 27th Avenue, Nashville, Tennessee 37209** being sold AS-IS, WHERE-IS

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 22nd DAY OF FEBRUARY, 2022.

Deborah Hubbert

Tony Stringfellow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH HUBBERT, 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 22nd of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
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, TONY STRINGFELLOW, 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 22nd of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
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