Karen Johnson Davidson County
Batch# 813664 DEEDWARR
03/02/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220302-0023426

This Instrument Prepared by: Price, Hill & Kolarich
201 Fourth Avenue, North
Suite 1800
Nashville, Tennessee 37219
(615) 242-4477

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Number:**
Nell H. Jones and Barry T. Vincent 369 Dade Drive Nashville, Tennessee 37211	SAME AS NEW OWNER 371 Dade Drive Nashville, TN 37211	148-5-135

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter F. Rumble, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey Nell H. Jones and Barry T. Vincent, hereinafter called the Grantees, as joint tenants with rights of survivorship, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being lot 26 on the Plan of Haywood Heights, Section II, as of record in book 2663, page 13, Register's Office, for Davidson County, Tennessee.

Said Lot 26 fronts 80.0 feet on the southerly side of Dade Drive and runs back 203.0 feet on the easterly line and 215.6 feet on the westerly side, which is a broken line, to a dead line in the rear on which it measures 86.5 feet.

Being the same property conveyed to Walter F. Rumble and wife, Barbara Rumble, by deed from Barbara Rumble, of record as Instrument Number 20150820-0083979, said Register's Office.

The said Walter F. Rumble and wife, Barbara Rumble having since conveyed a remainder interest in said property to Lee Rumble and reserved unto themselves a life estate with unlimited power of disposition pursuant to Tenn. Code Ann. § 66-1-106 by Deed of record at Instrument No. 20150821-0084495, said Register's Office. The said Barbara Rumble having since died on or about February 11, 2020, leaving the said Walter F. Rumble as the sole remaining life tenant and sole holder of the said unlimited power of disposition.

This is improved property known as 369 Dade Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD 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, I do covenant with the said Grantees that I am lawfully seised 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, I do further covenant and bind myself, my 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 18 day of February 2022.

Walter F. Rumble

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Walter F. Rumble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 18th day of February, 2022.

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

Charlotte E Herring
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $285,000.00.

Walter F. Rumble

Sworn to and subscribed before me this 18th day of February, 2022.

Charlotte E Herring
Notary Pubic

My commission expires: _____

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

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 2/18/22.

Affiant Signature

2/18/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 18th 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