WARRANTY DEED

Karen Johnson Davidson County
Batch# 822210 **DEEDWARR**
03/14/2022 02:54:46 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20220314-0029644

BS-BP-22-137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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)
Bluebird Properties LLC	**New Owner**	
(NAME)	(NAME)	**162-03-0-206.00**
9005 Overlook Blvd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 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, **KAY PRICE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUEBIRD PROPERTIES LLC,** 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 Lot No. 37 on the Plan of Apache Hills, Section 4, as of record in Book 4460, page 60, Register's Office for said County.

Said Lot No. 37 fronts 36.74 feet on the West side of Karen Ray Court and extends back 157.5 feet on the North line and 124.27 feet on the South line to a broken line in the rear, measuring 146.42 feet thereon.

Being the same property conveyed to William D. Fleming and wife, Barbara S. Fleming by Warranty deed from Michael Brown and wife, Angela P. Brown of record in Book 4745, page 72, Register's Office for Davidson County, Tennessee, dated September 8, 1973 and recorded on September 11, 1973.

Being the same property conveyed to Barbara S. Fleming by Quitclaim deed from William D. Fleming of record in Book 6923, page 349, Register's Office for Davidson County, Tennessee, dated July 11, 1986 and recorded on July 21, 1986.

Being the same property conveyed to Jimmy L. Stevens and Barbara S. Stevens, tenants in common under the terms of The Stevens revocable Living Trust by Quitclaim deed from Jimmy L. Stevens and Barbara S. Stevens, Trustee of record in Book 11728, page 49, Register's Office for Davidson County, Tennessee, dated October 25, 1999 and recorded on November 2, 1999.

Being the same property conveyed to Kay Price by Quitclaim deed from Barbara S. Stevens and Jimmy L. Stevens of record in Instrument No. 20211102-0146476 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 2, 2021.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 60, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4564, Page 724, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance to Metro, Department of Water and Sewerage Services of record in Book 5180, Page 996 and Book 5181, page 15, in the 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: **137 Karen Ray Ct., Antioch, Tennessee 37013**.

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 8th DAY OF MARCH, 2022.

Kay Price

Kay Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAY PRICE, 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 8th of March, 2022.

Notary Public
My Commission Expires: 5·2·22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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