WARRANTY DEED

Karen Johnson Davidson County
Batch# 822286 DEEDWARR
03/15/2022 08:24:49 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20220315-0029760

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-PMC-22-1607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

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)
CT Properties, LLC	**New Owner**	
(NAME)	(NAME)	**081-10-0-342.00**
1001 W MCKENNIE AVE		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MARY SCOTT CO-TRUSTEE OF THE NANCY D. DRIVER FAMILY TRUST U/A/NOVEMBER 21, 2005,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being the Northerly 40 feet of the Southerly 122.5 feet of Lot No. 10 on the Plan of the subdivision of Georgia Industrial Realty Company's North Nashville property, as of record in Book 421, Page 188, Register's Office for said County.

Said part of Lot No. 10 fronts 40 feet on the Westerly side of 23rd Avenue North and runs back between parallel lines 210 feet to a dead line.

INCLUDED BUT EXCLUDED from this conveyance is an easement described as:

Part of a tract that fronts 40 feet on the west side of 23rd Avenue North, that was conveyed by Deed recorded in Book 1637, Page 40, Register's Office for Davidson County, Tennessee, being described as the east 8.6 feet of that tract and containing 344 square feet.

The said Nannie D. Driver a/k/a Nancy D. Driver having died on or about April 2, 2011, leaving a Probate at Docket No. 11P966, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Nannie D. Driver by Warranty deed from Mary H. Porter FKA Mary K. Hyde of record in Instrument No. 20000622-0062180 Register's Office for Davidson County, Tennessee, dated June 21, 2000 and recorded on June 22, 2000.

Being the same property conveyed to Mary Scott, David Duncan, Nancy Daniel and Patricia Bradford co-trustees of the Nancy D. Driver Family Trust U/A/November 21, 2005, its successors and assigns by Executer's Quitclaim deed from David Duncan and Nancy Daniel, Co-Personal Representatives of the Estate of Nancy D. Driver, deceased of record in Instrument No. 20120907-0081213 Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on September 07, 2012.

NOTE: Per the Trust Agreement, Mary Scott has the authority to convey real property without joinder of any other Trustee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 188, 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: **1607 23rd Ave N, Nashville, Tennessee 37208**.

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 8 DAY OF MARCH, 2022.

Mary Scott co-trustee of the Nancy D. Driver Family Trust U/A/November 21, 2005

BY: Mary Scott, Co-Trustee
Mary Scott
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY SCOTT, CO-TRUSTEE of MARY SCOTT CO-TRUSTEE OF THE NANCY D. DRIVER FAMILY TRUST U/A/NOVEMBER 21, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

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