WARRANTY DEED

Karen Johnson Davidson County
Batch# 833077 DEEDWARR
04/01/2022 10:48:11 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20220401-0037945

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

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
Mary Carolyn Roberts and Matthew T Davis	new owners	
(NAME)	(NAME)	091-12-0-204.00
PO Box 90291		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Robert Hudson, married** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Mary Carolyn Roberts and MatthewT. Davis**, wife and husband, HEREINAFTER CALLED THE GRANTEE, 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. 4, in the Resubdivision of part of Lot No. 14, of the Clifton Plan of Lots, formerly adjacent to the City of Nashville, in the 13th Civil District of said County, formerly and now in the 12th Ward of the City of Nashville. Said Lot No. 4, fronts 50 feet on the northerly side of Indiana Avenue, and runs back between lines 152.2 feet on the easterly line and 169 feet 10 inches on the westerly line, to an alley in the rear.

Being the same property conveyed to Monica Pruitt by Warranty deed from Velma McQuiddy and Robert L. Bailey, Authorized Signatories pursuant to agreed Order entered March 25, 2021 and as amended on September 13, 2021, in Davidson County Chancery Court Case No. 19-264-III for the Heirs at Law of Delia McQuiddy and Melvin Lee of record in Instrument No. 20211028-0144852 Register's Office for Davidson County, Tennessee, dated October 22, 2021 and recorded on October 28, 2021.

Being the same property conveyed to Robert Hudson, by virtue of that certain Warranty Deed dated February 1, 2022, and being of record at Instrument No. 20220224-0021412, in the amount of $220,000.00 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that this property has not been used as his primary residence.

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

unimproved _
This is improved x property, known as 4012 Indiana Ave Nashville, TN 37209
(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.

JM WG 22 4012

Witness my hand this 30th day of March, 2022.

Robert Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Hudson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2022.

Notary Public

My Commission Expires: 3-3-2025

