Karen Johnson Davidson County
Batch# 835923 DEEDWARR
04/07/2022 09:46:20 AM 2 pgs
Fees: $13.00 Taxes: $2,886.00
20220407-0040287

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1528

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, the undersigned **Barbara Caruthers, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dallon Hudson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Waldkirch's Subdivision of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 51 fronts 50 feet on the Northerly side of Waldkirch Avenue and runs back 155 feet on the Easterly line and 156. 1 feet on the Westerly line to an alley, and shows 50 feet thereon.

Being the same property conveyed to Hattie Lee Perkins by Warranty Deed from James W. Dorton and Wife, Kathryn W. Dorton of record in Book 3898, Page 639, Register's Office for Davidson County, Tennessee, dated June 04, 1995 and recorded on June 04, 1995.

Said Hattie Lee Perkins became deceased on February 22, 1995, intestate, survived by Christine Gibbs Fitzpatrick. Said Christine Gibbs Fitzpatrick became deceased December 29, 2008, survived by Barbara Gibbs Edmonson, James Charles Gibbs and Patsy Gibbs Advant. Affidavit of Heirship of record in Instrument 20170223-018268, said register's office- Affiant is Janet Gilbert. Amended Affidavit of Heirship of record in Instrument No. 20220214-0016734, said register's office – Affiant is Janet Gilbert.

Being the same property conveyed to Barbara Caruthers by Quitclaim Deed from Patsy Avant of record in Instrument No. 20160629-0066612 Register's Office for Davidson County, Tennessee, dated March 30, 2016 and recorded on June 29, 2016. Scrivener's Affidavit of record in Instrument No. 20170330-0031251, said register's office.

Being the same property conveyed to Barbara Caruthers by Quit Claim Deed from Barbara Edmonson of record in Instrument No. 20160629-0066613 Register's Office for Davidson County, Tennessee, dated March 30, 2019 and recorded on June 29, 2016. Scrivener's Affidavit of record in Instrument No. 20170330-0031251, said register's office.

Being the same property conveyed to Barbara Caruthers by Quit Claim Deed from James Charles Gibbs of record in Instrument No. 20160629-0066614 Register's Office for Davidson County, Tennessee, dated March 30, 2016 and recorded on June 29, 2016. Scrivener's Affidavit of record in Instrument No. 20170330-0031251, said register's office.

Being also known as 912 Waldkirch Avenue, Nashville, Tennessee 37204.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 912 Waldkirch Avenue, Nashville, TN 37204.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Dallon Hudson **912 Waldkirch Avenue** **Nashville, TN 37204**	Same as new owner ←	**105-13-0-355.00**

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of April, 2022.

Barbara Caruthers

State of Tennessee)
County of Davidson)

On this 4th day of April, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barbara Caruthers, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/24

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 780,000.00.**

Affiant

Sworn and subscribed before me on this the 4th day of April, 2022.

Notary Public

My Commission Expires: 6.23.25

JONATHON TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD