WARRANTY DEED

Karen Johnson Davidson County
Batch# 838676 **DEEDWARR**
04/12/2022 01:49:05 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20220412-0042362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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

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)
Rudy Family Limited Partnership	**New Owner**	
(NAME)	(NAME)	**081-06-0-404.00**
2012 21st Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **RONALD A. WOODING, II AND LEIGH H. WOODING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUDY FAMILY LIMITED PARTNERSHIP,** 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 the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's office for said County; being Lot No. 6 on the Map showing subdivision of the Conrad Santi Property, not of record, described according to a survey made by Hickerson and Hockerson, Engineers, dated July 26,1963, as follow:

Beginning at a point in the Northerly margin of Buchanan Street 275 feet West of the westerly margin of 24th Avenue, North, running thence North with the line between Lot Nos. 5 and 6, 149 feet to a point in the southerly line of Lot No. 8; thence westerly with the southerly margin of Lot No. 8, 50 feet to a point, the common corner of Lot Nos. 6 and 7; thence southerly with the line between said Lots, 140 feet to the North Margin of Buchanan Street; thence with the northerly margin of same, easterly 50 feet to the point of beginning.

Being the same property conveyed to Ronald A. Wooding II and Leigh H. Wooding husband and wife by Warranty deed from Richard P. Horton, an unmarried man of record in Instrument No. 20190417-0035276 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 17, 2019.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Deed Book 31, Page 603, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4040, Page 417, 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: **2410 Buchanan St, 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 7th DAY OF APRIL, 2022.

Ronald A. Wooding, II

Leigh H. Wooding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD A. WOODING, II, 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 7th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEIGH H. WOODING, 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 7th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

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

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