Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRES-22-925

Name and Address of New Owner:
William J. Axon and Rachel A. Lee
925 Oneida Avenue
Nashville, TN 37207
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 853915 DEEDWARR
05/12/2022 08:26:38 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20220512-0054323

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 072-09-0-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Josh Henderson, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William John J. Axon, an unmarried man and Rachel Ann A. Lee, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lots Nos. 105 and 106 on the plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Tract 1

Said Lot No. 105 fronts 60 feet on the north side of Oneida Avenue and runs back between parallel lines, 161 feet on the west line, and 160.3 feet on the east line, to a dead line in the rear, on which it measures 60 feet.

Included in the above description of the property being conveyed, but to be excluded therefrom, is the following described property now vested in the State of Tennessee by Decree of the Circuit Court for Davidson County, Tennessee as follows:

Beginning at a point in the southwesterly corner of the property of E. Roger Bryant, said point being also in the north margin of Oneida Avenue; thence running northeasterly 20 feet along Bryant's westerly boundary line to a point; thence running South 76 degrees 32 minutes East, 60 feet to a point on Bryant's easterly boundary line; thence running southwesterly 20 feet along Bryant's easterly boundary line to a point; thence running northwesterly 60 feet along the north margin of Oneida Avenue back to the point of beginning; containing 1,200 square feet more or less.

Tract 2

Beginning in the west line of Lot No. 106, 20 feet north of the north margin of Oneida Avenue; thence easterly 24 feet; thence north 13 degrees 55 minutes 12 seconds east 140 feet to a point in the rear line of said Lot; thence west along the real line of said Lots, 27 feet to the corner of Lots, Nos. 105 and 106; thence south along the line between said lots, 140.3 feet to the beginning.

Being the same property conveyed to Josh Henderson by Warranty Deed Ashley Skinner, a single woman dated May 2, 2022 and filed of record in Instrument No. 20220504-0051625, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 925 Oneida Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of May, 2022.

(SEAL)
Josh Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2022, before me personally appeared Josh Henderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of May, 2022.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of May, 2022.

Notary Signature
My commission expires:

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY