Karen Johnson Davidson County
Batch# 855554 DEEDWARR
05/13/2022 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $983.46
20220513-0055508

BOBB E EVANS
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ McNairy

The actual consideration or value, whichever is greater, for this transfer is ~~$265,800.00~~

Mary Randolph Curtis
Affiant

Subscribed and sworn to before me, this 3rd day of May, 2022.

Bobbie E
Notary Public
My commission expires:
2/24/2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 215 Theodore Rd Trust	**New Owner**	**08414009100**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Mary Randolph Curtis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 215 Theodore Rd Trust

HEREINAFTER CALLED THE GRANTEES, 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. 57, on the Plan of Walnut Grove, of record in Book 2133, Page 87 (erroneously referred to in prior deed as Book 4734, Page 682), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Johnny F Curtis and wife, Mary Randolph Curtis, tenants by the entirety, by Quitclaim Deed from Johnny F. Curtis, dated August 15, 1996, of record in Book 10181, Page 745, in the Register's Office for Davidson County, Tennessee. Johnny F Curtis died in 2014, leaving Mary Randolph Curtis as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 215 Theodore Rd, Nashville, TN 37214.

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 in 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.

Mary Randolph Curtis Date: 5-3-22
Mary Randolph Curtis

STATE OF Tennessee

COUNTY OF McNairy

Personally appeared before me, a Notary Public of said County and State, Mary Randolph Curtis, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2022.

Bobbie S
NOTARY PUBLIC

BOBBIE EVANS
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My Commission Expires: 2/26/2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/3/2022 (date of document).

Jennifer Russell
Affiant Signature

5/5/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of May 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.