RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOOK 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 859475 DEEDWARR
05/20/2022 09:27:46 AM 2 pgs
Fees: $13.00 Taxes: $277.50

20220520-0058599

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kudzu Real Estate, Inc.	Same as New Owner	
(NAME)	(NAME)	
203 Point East Dr.		043-12-0031.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, WE, **GEORGIA TRAVIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KUDZU REAL ESTATE, INC., A TENNESSEE CORPORATION,** 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. 27, of Block "B" on the Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and West part of Lot No. 9 of Anderson Estates of record in Book 1424, Page 107, 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. 27 fronts 50 feet on the Easterly side of Rio Vista Drive and runs back 115.6 feet on the Northerly line and 122.4 feet on the Southerly line to a dead line, measuring 50.48 feet thereon.

Being a portion of the same property conveyed to Maggie Denny by Installment Deed from Orville M. Hughes and wife, Mary Leona Dunn Hughes of record in Book 4419, Page 987 Register's Office for Davidson County , Tennessee, dated May 26, 1970 and recorded on May 26, 1970.

Being a portion of the same property conveyed to Georgia Travis, subject to a life estate by Quitclaim Deed from Maggie Denny and husband, Thomas Denny of record in Book 9766, Page 87 Register's Office for Davidson County , Tennessee, dated August 17, 1995 and recorded on August 18, 1995. Thomas Denny has since died, vesting title solely in Maggie Denny as to a life estate.

Maggie Denny died September 16, 2019 thereby divesting her life estate interest.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 154 Rio Vista Drive, Madison, TN 37115
(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.

Witness my hand this 19th day of May, 2022

Georgia Travis

GEORGIA TRAVIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Georgia Travis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2022.

Commission expires: 4/27/2025



Notary Public