Karen Johnson Davidson County
Batch# 859625 DEEDWARR
05/20/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,159.95
20220520-0058805

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

W-VRE-22-3956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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)
Dan Zumwalt	New owner	
(NAME)	(NAME)	**069-03-0-082.00**
3956 Drakes Branch Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **FIFTYFORWARD, A TENNESSEE NON-PROFIT CORPORATION, CONSERVATOR FOR BLANCHE L. RHODES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAN ZUMWALT,** 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:

Being Lot No. 16, Plan of Exchanted Hills, Section I, as of record in Book 3300, Page 96, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the Southerly margin of Drakes Branch Road as widened at the common corners of Lots No. 15 and 16; thence running in an Easterly direction with said margin of said road 166.83 feet to a monument at the beginning of a curve; thence around said curve 39.27 feet to a monument in the Westerly margin of Drake Wood Lane; thence in a Southerly direction with said margin of said Lane 193.0 feet to a point, being the common corners of Lots No. 16 and 53; thence in an Easterly direction along the common line of Lots No. 16 and 53 192.0 feet to a point being the common corner of Lots No. 15, 16 and 53; thence in a Northerly direction along the common line of Lots No. 15 and 16 218.0 feet to the point of beginning.

Being the same property conveyed to Robert P. Rhodes and wife, Blanche L. Rhodes by Warranty Deed from Joseph B. Largen and wife, Terri J. Largen of record in Book 5813, page 404, Notice of Conservatorship of Blanche Rhodes, recorded on November 12, 2021 in 20211112-0150683, Register's Office for Davidson County, Tennessee, dated October 28, 1981 and recorded on October 30, 1981.

Robert P. Rhodes having died October 14, 2015, Blanche L. Rhodes receiving the property by right of survivorship under Tenancy by the Entirety. Notice of Conservatorship of Blanche Rhodes, having been granted in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 19P-1679, and recorded on November 12, 2021 at Instrument No. 20211112-0150683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page 96, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3467, Page 224, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of Water Mains of record in Book 4241, Page 877, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5212, Page 104, in the 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: **3956 Drakes Branch Rd, Nashville, Tennessee 37218**.

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 12th DAY OF MAY, 2022.

FIFTYFORWARD, a Tennessee non-profit corporation,
as Conservator for Blanche L. Rhodes

BY: _____ agent for conservator Fiftyforward
Kristen Maloney
Authorized Agent

BY: _____ agent for conservator Fiftyforward
Kaitlyn Parrish
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN MALONEY AND KAITLYN PARRISH, AUTHORIZED AGENTS of FIFTYFORWARD, a Tennessee non-profit corporation, as the CONSERVATOR for BLANCHE L. RHODES, (the within named bargainor) to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed in his capacity as AUTHORIZED AGENTS of FIFTYFORWARD, as CONSERVATOR of the within named Bargainor.

Witness my hand and official seal, this the 12th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 5/12/22 (date of document).

Jennifer L. Pennell

5/16/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of May, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

