SPECIAL WARRANTY DEED

B-CSB-22-2304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th 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)
Simon J. Hurst-Dodd and Lucille Marie Miller Dodd	newowners	
(NAME)	(NAME)	
2304 Selma Avenue		**084-11-0-237.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **THE ESTATE OF HARRY W. BOLIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SIMON J. HURST-DODD AND LUCILLE MARIE MILLER DODD, HUSBAND AND WIFE,** 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 Davidson County, Tennessee, being Lot No. 93 on the Plan of Section II, Castlewood Estates of record in Plat Book 2331, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harry W. Bolin, unmarried by Warranty deed from Thomas R. Jones, Jr. and wife Jennifer C. Jones of record in Instrument No. 20060803-0094781 Register's Office for Davidson County, Tennessee, dated August 01, 2006 and recorded on August 03, 2006. Harry W. Bolin, having died on March 2, 2022. Lesa Skoney, Executrix of the Estate of Harry W. Bolin, has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Docket Number 22P450, the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 91, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2450, Page Page 469 and Book 2488, Page 295, 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: **2304 Selma Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever. GRANTOR covenants that GRANTOR will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise. 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. Lesa Skoney as Executrix of the Estate of Harry W. Bolin, deceased, executes this deed and makes covenants and warranties herein solely in her stated fiduciary capacity as a personal representative of the Estate of Harry W. Bolin only, and not in her general individual capacity or otherwise.

Karen Johnson Davidson County
Batch# 864917 **DEEDWARRSP**
05/31/2022 02:32:22 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220531-0062751

Witness my/our hand(s) this the 19th DAY OF MAY, 2022.

The Estate of Harry W. Bolin

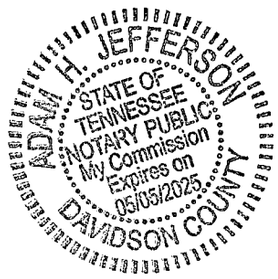
BY: _____
Lesa Skoney
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESA SKONEY, EXECUTRIX of the THE ESTATE OF HARRY W. BOLIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)



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