Karen Johnson Davidson County
Batch# 878744 DEEDWARR
06/27/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $5,254.00
20220627-0073320

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,420,000.00.

Affiant

Subscribed and sworn to me on 06/23/22.

NOTARY PUBLIC

My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Edee Orr 113 Pembroke Ave Nashville, Tennessee 37205	New Owner 1001 Belle Meade Blvd. Nashville, TN 37205	130 02 0 051.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Emily N. Evans and Charles K. Evans, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Edee Orr, married, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 108 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, Pages 94 & 95, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Emily N. Evans by quitclaim deed from Charles K. Evans, dated December 9, 2004, of record in Instrument No. 20041214-0148282, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Charles K. Evans and wife, Emily N. Evans by deed from Charles Mark Pullen and Frances Kaye Pullen, dated May 4, 1992, of record in Book 8620, Page 350, Register's Office for Davidson County, Tennessee.
>
> Charles K. Evans, spouse of Emily N. Evans, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Emily N. Evans.

This is improved property known as 113 Pembroke Ave, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 06/22/22.

Emily N. Evans

Charles K. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/22/22, before me personally appeared Emily N. Evans and Charles K. Evans, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/22/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 6/22/22

GEORGE E. MUDTER, JR.
Dated 6/22/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/22/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

