Karen Johnson Davidson County
Batch# 879839 DEEDWARR
06/28/2022 03:44:30 PM 5 pgs
Fees: $28.00 Taxes: $1,397.12
20220628-0074701

This instrument prepared by VidmarLaw, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Nicholas Rudolph 1220 Meridian Street, Nashville, TN 37207

Order Number: 72467756

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor **Dawn M. Rudolph, an unmarried woman**, for Three Hundred Seventy Seven Thousand Six Hundred and No/100 Dollars ($377,600.00) and other valuable consideration paid, warrants the title against all person whomsoever and does hereby convey unto the Grantee, **Nicholas Rudolph, an unmarried man,** whose address is 1220 Meridian Street, Nashville, TN 37207, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 138 on the plan of Benedict Land Company's Subdivision of the Lindsley Tract in Northeast Nashville, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee that she is lawfully seized of the above described real estate, that she has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 07115038800
Street address of property: 1220 Meridian Street, Nashville, TN 37207
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20170314-0024975 in the Register's Office, Davidson County, Tennessee.

New Owner Mail Tax Statements to: Nicholas Rudolph 1220 Meridian Street, Nashville, TN 37207-

PCL72467756DWAR01010103

5765

Signed this 17 day of June, 2022.

Signature of Grantor:

Dawn M. Rudolph

Dawn M. Rudolph

STATE OF Florida, COUNTY OF Escambia, SS:

BE IT REMEMBERED That on this 17th day of June, 20 22 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Dawn M. Rudolph, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

SEQUOIA BENJAMIN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH 006421
My Commission Expires June 3, 2024

PCL72467756DWAR01010203

Property Address: 1220 Meridian Street, Nashville, TN 37207
Tax Parcel: 07115038800

Oath of Consideration

I, Nicholas Rudolph, the Affiant, herby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $377,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 17th day of June, 2022

Signatures of Affiant(s):

Nicholas Rudolph

Sworn and subscribed before me this 17th day of June, 2022

Notary Public

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

PCL72467756DWAR01010303

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 07115038800

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 138 ON THE PLAN OF BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT IN NORTHEAST NASHVILLE, OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Commonly known as: 1220 Meridian St, Nashville, TN 37207-5765

Being the same property conveyed to Dawn M. Rudolph, a single person, by deed dated March 10, 2017 of record in Deed Instrument/Case No. 20170314-0024975, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider , 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 6/17/2022 (date of document).

Affiant Signature

Jun 27, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 27 day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE