WARRANTY DEED

Karen Johnson Davidson County
Batch# 881657 DEEDWARR
06/30/2022 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220630-0075850

JM-P-22-4751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Alexandra Kaylynn Eades and Collin Eades	**NEW OWNER**	
(NAME) **4751 Buena Vista Pike**	(NAME)	**059-06-0-001.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(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 GERALDINE KIMBLE TERRY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDRA KAYLYNN EADES AND COLLIN EADES, WIFE AND HUSBAND,** 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. 1 on the Plan of Buena Vista Estates, Section 1 of record in Plat Book 3842, Page 222, 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. 1 fronts 89.88 feet on the Westerly side of Buena Vista Pike and runs back between lines 178.2 feet on the Northerly side and 167 feet on the Southerly side to a line in the rear measuring 89.50 feet thereon.

Being the same property conveyed to Oscar D. Terry and wife, Geraldine Terry by Warranty deed from H. Lynn Greer, Jr., Trustee of record in Book 4360, page 878, Register's Office for Davidson County, Tennessee, dated August 22, 1969 and recorded on August 28, 1969.

Said Oscar Terry having predeceased Geraldine Terry on May 13, 2002, vesting Geraldine Terry, aka Geraldine Kimble Terry as surviving tenant. Said Geraldine Terry, aka Geraldine Kimble Terry having since died on July 31, 2021. Barbara F. Jobe and Robert L. Farrell having been appointed personal representatives and co-executors Of The Estate of Geraldine Kimble Terry by last will and testament of record in Probate Case No. 21P1755, Probate Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 222, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4267, Page 806 and Book 4268, Page 127, 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: **4751 Buena Vista Pike, 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 27 DAY OF JUNE, 2022.

The Estate of Geraldine Kimble Terry

BY: Barbara F. Jobe
Barbara F. Jobe
Co-Executor

BY: Robert L. Farrell
Robert L. Farrell
Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA F. JOBE, CO-EXECUTOR of the THE ESTATE OF GERALDINE KIMBLE TERRY, 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 27th of June, 2022.

L N Blakely
Notary Public
My Commission Expires: 9-2-24
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. FARRELL, CO-EXECUTOR of the THE ESTATE OF GERALDINE KIMBLE TERRY, 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 27th of June, 2022.

L N Blakely
Notary Public
My Commission Expires: 9-2-24
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

True Copy Certification

I, **Diane March,** 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 this the 27th day of June, 2022.

Affiant Signature
Date 06/27/2022

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

