WARRANTY DEED

Karen Johnson Davidson County
Batch# 884334 DEEDWARR
07/06/2022 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220706-0077616

G-SR-22-040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.14.25 (AFFIX SEAL)

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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)
Rodrigo Valle and Catherine Valle	New Owner	
(NAME)	(NAME)	
38 and 40 Shepard Street		**105-04-0-395.00 AND 105-04-0-116.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **JOHN WOOD AND ROBERT M. FLETCHER, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RODRIGO VALLE AND CATHERINE VALLE, 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:

Tract 1:

Land in Davidson County, Tennessee, being the westerly one-half of Lot Number 26 on the Plan of John Trimble's Addition, of record in Plat Book 57, page 53, in the Register of Deeds Office for Davidson County, Tennessee.

Said westerly one-half of Lot Number 26 fronts 25 feet on the northerly side of Tennessee, now Shepard Street, and extends back northerly between lines about 127 feet, more or less, on its easterly line and 128.6 feet, more or less, on it westerly line to a line in the rear measuring 25 feet, more or less, to an alley.

Tract 2:

Lot Number 25 is set out below: Land in Davidson County, Tennessee, being the easterly one-half of Lot Number 25 on the Plan of John Trimble's Addition, of record in Plat Book 57, page 53, in the Register of Deeds Office for Davidson County, Tennessee.

Said easterly part of Lot Number 25 fronts 25 feet on the northerly side of Date, formerly Shepherd or Tennessee Street, and runs back 129.9 feet, more or less, on the westerly line and runs back 128.6 feet, more or less, on the eacterly line to in the rear neasuring 25 feet, more or less, to an alley.

Being the same property conveyed to John Wood and Robert M. Fletcher, a married couple by Warranty deed from Hancock Investment Properties, LLC, Tennessee Limited Liability Company of record in Instrument No. 20190819-0083112 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 19, 2019.

This conveyance is subject to:
- Taxes for the year 2022, and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 25 and Plat Book 57, Page 53, 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: **38 and 40 Shepard Street, Nashville, Tennessee 37210**.

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 30th DAY OF JUNE, 2022.

John Wood By Robert M. Fletcher Attorney in fact

John Wood by Robert M. Fletcher,
Attorney in Fact

Robert M. Fletcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT M. FLETCHER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOHN WOOD, and who acknowledged he/she executed the same as the free act and deed of the said JOHN WOOD.

Witness my hand and official seal, this the 30th day of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
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 M. FLETCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 June 30, 2022.

Affiant
Date: July 5, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5th day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON