Karen Johnson Davidson County
Batch# 904560 DEEDWARR
08/17/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220817-0093410

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2022. Notary Public My commission expires: 01-06-2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Tetsell	**New Owner**	**083-10-0-030.00**
414 Rudolph Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jon Warren and Nina Warren, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Tetsell, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 244, the northerly 5 feet of Lot 243 and the southerly 10 feet of the easterly 123.5 feet of Lot 245, as shown on the map entitled McEwen Place, of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Rudolph Street 110 feet south of the southerly margin of McEwen Avenue; thence westwardly 123.5 feet on the northeast corner of the property conveyed to J.T. Bomar and wife, by deed from W. Parker Clendening and wife, of record in Book 1641, Page 45, said Register's Office; thence with said Bomar's easterly line, southwardly 10 feet to Bomar's southeast corner; thence with said Bomar's southerly line, westerly 12 feet to the corner of Lots 244, 245, 252 and 253; thence southwardly 35 feet; thence eastwardly 135.5 feet to the westerly margin of Rudolph Street; thence with same northwardly 45 feet to the beginning.

Being the same property conveyed to Jon Warren and wife, Nina Warren, by Warranty Deed from Charlie Washam, unmarried, dated November 30, 2011, of record in Instrument No. 20111207-0095502, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 412, Page 129, Register's Office for Davidson County, Tennessee.
Driveway Easement of record in Book 919, Page 112, in the Register's Office for Davidson County, Tennessee.
Easement for Encroachment and Use Agreement of record in Instrument No. 20201026-0123953, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 414 Rudolph Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 8th day of August, 2022.

X _____
Jon Warren

X _____
Nina Warren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Jon Warren and Nina Warren**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of August, 2022.

My commission expires: 11-5-2024

_____
Notary Public

File #: 22-503
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Jill Neely, 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 **08/08/2022**.

Date

Jill M Neely

Affiant Signature

08/17/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **August**, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)