Karen Johnson Davidson County
Batch# 905006 DEEDWARR
08/18/2022 10:55:19 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20220818-0093639

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of August, 2022.

Notary Public:
My Commission Expires:



WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Charles Edward Bundy 7708 Dan Kestner Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Map/Parcel Number: 128-10-0-233.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda Rose Cooper, an umarried woman**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Charles Edward Bundy**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of First Revision of Meade Vue Subdivision, as of record in Plat Book 9700, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Linda Rose Cooper, by Special Warranty Deed from Franklin Credit Management Corporation, dated 6/23/2005 and recorded 6/24/2005 in Instrument No. 20050624-0072883, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all matters shown on plat of record in Plat Book 9700, Page 58, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7461, Page 462, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 7708 Dan Kestner Drive, Nashville, TN 37221

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-VMES-22-7108

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 8th day of August, 2022.

Linda Rose Cooper
Linda Rose Cooper

State of Tennessee)
County ~~of Davidson~~) Knox kam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Linda Rose Cooper, the bargainor(s), 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 8th day of August, 2022.

Commission Expires: 1/11/26

K Miller
Notary Public:

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 01-11-2026