WARRANTY DEED

Karen Johnson Davidson County
Batch# 907939 **DEEDWARR**
08/25/2022 09:29:18 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20220825-0095887

BS-BP-22-3025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Bluebird Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	**060-02-0-209.00**
9005 Overlook Blvd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **GERALD W. HOWSE AND MARIO WELLS AND TERALD HOWSE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUEBIRD PROPERTIES, LLC,** 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. 200 on the Plan of Section One, Parkwood Estates of record in Plat Book 2900, Page 119, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 200 fronts 90 feet on the Southwesterly side of Carterwood Drive and runs back 160 feet on the Southeasterly line and 113.9 feet on the Northwesterly line, to a rear line measuring 78.5 feet thereon.

Being the same property conveyed to Beverly J. Howse by Warranty deed from Frank Donnell, Charles Donnell, Hershel Donnell, Gwendolyn Grimes, and Roger Everett Donnell, III, being all of the heirs-at-law of Anna Lee Donnell of record in Instrument No. 20070425-0049434 Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on April 25, 2007.

Said Beverly J. Howse having since died intestate on February 4, 2021 leaving Mario Wells, Gerald W. Howse and Terald Howse as her heirs at law as evidenced by Affidavits of Heirship recorded simultaneaously herewith in Instrument Nos. 20220825-0095885 and 20220825-0095886, Register's 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 2900, Page (s) 119 and 120, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3136, Page 52, as amended in Book 3253, Page 591, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Metro Government of Nashville and Davidson County of record in Book 9952, Page 351, 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: **3025 Carterwood Dr, Nashville, Tennessee 37207**.

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 12 DAY OF AUGUST, 2022.

Gerald W. Howse

Mario Wells

Terald Howse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD W. HOWSE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIO WELLS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2022.

Notary Public
My Commission Expires: 12.1.2025
(SEAL)

PAM SALES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERALD HOWSE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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