WARRANTY DEED

Karen Johnson Davidson County
Batch# 917040 **DEEDWARR**
09/15/2022 11:01:27 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20220915-0103008

Y-JD-22-602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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)
Mary Carolyn Roberts and Matthew T. Davis	**New Owner**	
(NAME)	(NAME)	**090-08-0-169.00**
PO Box 90291		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **MELODY DENNIS RIGBY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY CAROLYN ROBERTS AND MATTHEW T. DAVIS, 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. 12 on the Map of Gaileywood Subdivision as of record in Book 2663, page 123, Register's office for said County.

Said Lot No. 12 fronts 70 feet on the easterly side of James Court and runs back 110 feet on the northerly line and 87.6 feet on the southerly line to a dead line in the rear, which is broken line measuring 102.8 feet thereon.

Being the same property conveyed to Melody Dennis Rigby, unmarried by Warranty deed from Allen John Petty, Robert Lee Petty, Herbert Alvin Petty, Anne Petty Kessler Garay, now Kessler, and Joyce Petty Greer, being all the heirs of the Estate of Myrtle Mai Petty of record in Instrument No. 20000208-0012821 Register's Office for Davidson County, Tennessee, dated February 07, 2000 and recorded on February 08, 2000.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 123, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2882, Page 133 and Book 2921, page 83, 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: **602 James Ave, Nashville, Tennessee 37209**.

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 9th DAY OF SEPTEMBER, 2022.

Melody Dennis Rigby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELODY DENNIS RIGBY, 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 9th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
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