WARRANTY DEED

Karen Johnson Davidson County
Batch# 920156 **DEEDWARR**
09/22/2022 10:10:45 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20220922-0105321

G-TG-22-208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Karen Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2022.

Briana Gage
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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)
Rudy Family Limited Partnership	**New Owner**	
(NAME)	(NAME)	**084-14-0-181.00**
2012 21st Ave S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **ESTATE OF EDITH C. CANTRELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUDY FAMILY LIMITED PARTNERSHIP,** 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. 5 on the Plan of Donelson Meadows of record in Book 1835, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said lot fronts 80 feet on the Westerly side of Cottage Lane and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to James E. Cantrell and wife, Edith C. Cantrell by Warranty deed from Carley B. Neely and wife, Nelva G. Neely of record in Book 4515, page 916, Register's Office for Davidson County, Tennessee, dated June 28, 1971 and recorded on June 30, 1971.

James E. Cantrell died on or about December 31, 1996 leaving Edith C. Cantrell as the surviving tenant by the entirety. Edith C. Cantrell having since died on March 17, 2022. Gwendolyn Cantrell Herald, Executrix of the Estate of Edith C. Cantrell has the authority to sale and convey subject property as set out in Last Will and Testment of record in Case Number 22P922 of the Probate Court of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1835, Page 35, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 412, Page 351, Book 1788, Page 509, and in Book 1847, Page 469, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of the Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20050510-0052594, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of the Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Instrument Number 20030516-0067081, 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: **208 Cottage Lane, Nashville, Tennessee 37214**.

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 20 DAY OF SEPTEMBER, 2022.

Estate of Edith C. Cantrell

BY: Gwendolyn Cantrell Herald
Gwendolyn Cantrell Herald
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWENDOLYN CANTRELL HERALD, EXECUTRIX of the ESTATE OF EDITH C. CANTRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of September, 2022.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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