Prepared by & Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 921476 DEEDWARR
09/26/2022 02:51:00 PM 2 pgs
Fees: $13.00 Taxes: $212.75

20220926-0106544

W-CE-22-306

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $57,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2022.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher Curtin Eldridge	New Owner	Map & Parcel
~~1110~~ 1410 McKennie Ave Nashville, TN 37206		043-13-00387.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David R. Leverette, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher Curtin Eldridge, a married man**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being part of the Northerly part of Lot No. 43 and a part of the Easterly part of Lot No. 42 on the plan of Block "I", Forest Subdivision in Madison, as show by plat of record in Plat Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, described according to a survey made February 09, 1959, by Hal R. Swann, Jr., Surveyor, as follows:

Beginning at an iron pin in the Westerly margin of Forest Park Road 77 feet, more or less, South of the Southerly margin of Elm Street, and being the Southeast corner of a lot conveyed to Davis of record in Book 2734, Page 531; thence with Davis' south line Westerly 157.2 feet t a point in a block wall; thence with said wall Southerly 80 feet to an iron pin; thence East 155 feet, more or less along a concrete curbing to the west margin of Forest Park Road; thence with margin of the same, Northwardly 74.5 feet to the point of beginning.

Being the same property conveyed to David R. Leverette, an unmarried man and Denise A. Claiborne, an married woman, as tenants in common with the right of survivorship by Warranty Deed from Thomas R. Fivash and Billie M. Fivash, husband and wife of record in Instrument No. 20081106-0110460 Register's Office for Davidson County, Tennessee, dated October 28, 2008 and recorded on November 06, 2008.

The said Denise A. Claiborne having since died on November 10, 2021, leaving David R. Leverette as surviving tenant by the entirety.

This conveyance is subject to:
-Taxes for the year of 2022 and subsequent years.
-Subject to all matters shown on the Plan of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee.
-All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **306 Forest Park Drive, Madison, TN 37115**

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of September, 2022.

David R. Leverette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID R. LEVERETTE, 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 23rd of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

