WARRANTY DEED

Karen Johnson Davidson County
Batch# 931715 DEEDWARR
10/19/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20221019-0114168

BS-PCE-22-1732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024 (AFFIX SEAL)

KRISTIN DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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)
R & J Holdings LLC	New Owner	
(NAME)	(NAME)	081-110-318.00
1732 16th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **TRACEY POLK ISAAC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **R & J HOLDINGS 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 the South 1/2 of Lot No. 292, on the Map of D. T. McGavock and other's Addition to Nashville, of record in Book 21, Page 41, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the east side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Elwood Polk, Jr. and wife, Rubydel Corlew Polk by Warranty Deed from J. C. Cunningham and wife, Lucille C. Cunningham, dated January 4, 1955 and recorded January 5, 1955 in Book 2338, Page 39, Register's Office of Davidson County, Tennessee.

The said Rubydel Corlew Polk having since died vesting fee simple title unto her husband Elwood Polk, Jr. as surviving tenant by the entirety.

The said Elwood Polk, Jr., having since died 1/10/1997 with him leaving a life estate interest to Elwood Polk III in his duly probated last will and testament in Docket Number 98P1443 in the Davidson County Probate Court.

The said Elwood Polk III having since died on 10/16/2021. His life estate in the subject property terminated at his death and the property vested in Tracey E. Polk as the remainderman of his life estate.

Tracey E. Polk being one in the same as Tracey Polk Isaac.

This conveyance is subject to:
- County taxes for the year 2022, a lien due and payable October 1st.

- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, 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: **1732 16th Ave N, Nashville, Tennessee 37208**.

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 18th DAY OF OCTOBER, 2022.

Tracey Polk Isaac by Sydney Klett, Attorney-in-Fact

Tracey Polk Isaac by Sydney Klett, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACEY POLK ISAAC, 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 18th of October, 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

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/18/2022.

10/18/2022

Affiant Signature Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of October, 2022.

Notary Signature

My Commission Expires: 9-2-2024

