Karen Johnson Davidson County
Batch# 932465 DEEDWARR
10/21/2022 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20221021-0114823

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37339-09-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. x _____ Affiant Subscribed and sworn to before me this 21 day of October, 2022. _____ Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Rufus Alldredge, Emily Alldredge 804 Foster Hill Nashville, TN 37215	**Send Tax Bills To:** Rufus Alldredge, Emily Alldredge 804 Foster Hill Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 117130B05000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christine Rather and Marion Wilmoth, Co-Conservators for Edwin Lee Holt**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rufus Alldredge and Emily Alldredge, husband and wife, tenants by entirety** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 804 Foster Hill, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of October, 2022.

Christine Rather Co-conservator
Christine Rather Co-Conservator for Edwin Lee Holt

Co-Conservator
Marion Wilmoth, Co-Conservator for Edwin Lee Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Christine Rather and Marion Wilmoth, Co-Conservators for Edwin Lee Holt the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 804 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683 and in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edwin Lee Holt and Lois C. Holt, husband and wife, by deed dated August 30, 1993 from Deloris H. Hammel of record in Book 9063, Page 569, Register's Office for Davidson County, Tennessee. Lois C. Holt having since died leaving Edwin Lee Holt as surviving tenant by the entirety. Christine Rather and Marion Wilmoth were appointed Co-Conservators for Edwin Lee Holt by Order filed July 1, 2022 in Docket No. 22P-1223 Second Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 2023 and subsequent years, a lien but not yet due and payable.
2. Restrictive covenants contained in an instrument of record in Book 6478, page 177, amended in Book 6530, page 242, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Abbottsford, of record in Book 6537, page 303, amended and restated in Book 8106, page 1; Book 8627, page 254; Book 9381, page 876; Book 10458, page 810, Instrument No. 20010330-0030930; Instrument No. 20010502-0045152, re-recorded in Instrument No. 20010514-0049648, Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20131218-0127949, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051265 and Instrument No. 20160523-0051266 Register's Office for Davidson County, Tennessee
4. Dedication of common area to Abbottsford Homeowner's Association, Inc. of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, pages 419-421, amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record, Frank R. Leu property, as Book 6250, pages 418, Register's Office for Davidson County, Tennessee.
7. Easement to Nashville Gas Company of record in Book 6928, page 934, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/21/22

GEORGE E. MUDTER, JR.
Dated 10/21/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/21/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

