WARRANTY DEED

Karen Johnson Davidson County
Batch# 933545 DEEDWARR
10/25/2022 10:41:06 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20221025-0115603

Y-TAG-22-2844

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/06/2026
DAVIDSON COUNTY

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)
Lydia Henry and Craig Henry **Norma K Bailey**	Same as new owner	
(NAME) **2844 Paddle Wheel Dr**	(NAME)	**062-02-0B-075.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(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, **ROBERT SEARSON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYDIA HENRY AND CRAIG HENRY, WIFE AND HUSBAND, AND NORMA K BAILEY, UNMARRIED,** 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. 236 on the Plan of Final Plat, Abbington Park, Phase One - Section Two of record in Plat at Instrument No. 20030922-0139712, and Instrument No. 20031006-0146904 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Searson, a single man by Warranty deed from Samuel Raby and Wiktoria Raby, husband and wife of record in Instrument No. 20150929-0098702 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 29, 2015.

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 at Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030213-0020075, Instrument No. 20040401-0036606 , amended in Instrument No. 20170124-0007830 and Instrument No. 20161027-0113738, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20030303-0027406, in the Register's Office for Davidson County, Tennessee.
- Charter of Abbington Park Homeowners Association, Inc. of record in Instrument No. 20030303-0027405, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2844 Paddle Wheel Dr, 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 30th DAY OF SEPTEMBER, 2022.

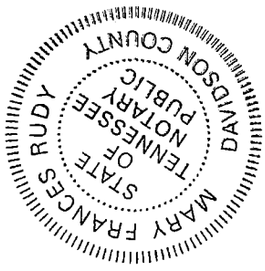
Robert Searson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT SEARSON, 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 30th of September, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
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Nashville, TN 37212