WARRANTY DEED

Karen Johnson Davidson County
Batch# 936800 **DEEDWARR**
11/02/2022 09:30:46 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20221102-0118192

BS-K-22-2409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Urban Dwell Homes, GP	**New Owner**	
(NAME)	(NAME)	**072-11-0-082.00**
203 Point East Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **TOMMY WASHINGTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBAN DWELL HOMES, GP,** 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. 42 on the map of Glenmeade Subdivision, as shown of record in Book 974, Page 32, Register's Office for said County.

Being the same property conveyed to Charles E. Washington and Frances Ramey Washington by Warranty deed from John Tucker and wife, Dorothy Gibbs Tucker of record in Book 3431, page 141, Register's Office for Davidson County, Tennessee, dated August 07, 1962 and recorded on August 30, 1962.

Being the same property conveyed to Charles E. Washington and Frances C. Washington by Quitclaim deed from Charles E. Washington and Frances Ramey Washington of record in Book 11475, page 296, Register's Office for Davidson County, Tennessee, dated April 30, 1999 and recorded on May 12, 1999.

Being the same property conveyed to Frances C. Washington, married by Quitclaim deed from Charles E. Washington, married of record in Instrument No. 20010312-0023406 Register's Office for Davidson County, Tennessee, dated March 12, 2001. and recorded on March 12, 2001.

Said Frances C. Washington a/k/a Frances Corrine Washington became deceased on March 10, 2015

Being the same property conveyed to Tommy Washington by Quitclaim deed from Charles E. W. Washington, III and Terry Washington of record in Instrument No. 20190405-0031351 Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on April 05, 2019.

Affidavit of Heirship recorded in Instrument No 20220829-0097316 and Instrument No 20220829-0097317.

The subect property was inherited by the Grantor and has never been occupied as a marital residence.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Book 974, Page 32, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1066, Page 637 and Book 1118, Page 428, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- 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: **2409 Branch St, Nashville, Tennessee 37216**.

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 31st DAY OF OCTOBER, 2022.

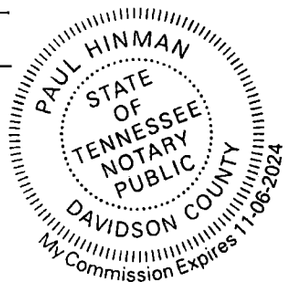
Tommy Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOMMY WASHINGTON, 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 31st of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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