| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Karen Johnson Davidson County<br>Batch# 938014 DEEDWARR<br>11/04/2022 12:08:30 PM 4 pgs<br>Fees: $23.00 Taxes: $1,209.90<br>20221104-0119150 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF OCTOBER, 2022.<br>Notary Public<br>MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022 |

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Elliott Rushing | NEW OWNER | |
| (NAME) PO Box 280863 | (NAME) P O Box 280863 | 069-11-0-069.00 |
| (ADDRESS) NASHVILLE, TN 37218 | (ADDRESS) NASHVILLE, TN 37218 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Shelton Cammon, a married man, and Maxie Allyne Patterson Jr., an unmarried man** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elliott Rushing,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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, being more particularly described as follows, to wit:**

**A lot of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:**

**Beginning in the center of the Hydes Ferry Pike at the Southwest corner of a lot formerly owned by Beulah Belle Hyde; thence with said Hyde's Westerly line, North 34 degrees East 34.8 poles to the North line of the old Green B. Stewart tract of land of which this is a part; thence with said line, North 73 degrees West 10.34 poles to the Northeast corner of the lot formerly owned by J. M. Hooberry; thence with his Easterly line, South 34 degrees West 30 poles to the center of said pike; thence with the center of pike, South 48-1/2 degrees East 10 poles to the beginning, containing 2 acres, be the same, more or less.**

**Included in the foregoing but EXCLUDED from this parcel at the death of Lora B. McCall is (i) that portion of the property taken by Davidson County, Tennessee, by condemnation for what is now (New) Hydes Ferry Pike by decree, as described in Minute Book 65, pages 94 & 95 of the Minutes of the Second Circuit for Davidson County, -v- Will McCall, et ux; (ii) that portion of the land conveyed to L. C. Anderson and wife, on November 7, 1951 by deed of record in Book 2027, Page 219, said Register's Office.**

**Being the same property conveyed to Shelton Cammon, a married man, and Maxie Allyne Patterson, Jr., an unmarried man by Warranty deed from A. Michelle Poss, Successor Trustee of the 2012 Utley Trust of record in Instrument No. 20220526-0061299 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 26, 2022. (Value of consideration shown in aforementioned deed $220,000.00.)**

**Grantors warrant that the above described property is not primary residence for either seller, and has been used for investment purposes only.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 3900 Hydes Ferry Rd, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 24th day of October, 2022.

**Shelton Cammon**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shelton Cammon** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3 day of ~~October~~ November, 2022.

Notary Public
My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Maxie Allyne Patterson Jr.**

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Maxie Allyne Patterson Jr.**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of October, 2022.

Notary Public
My Commission Expires: 05/04/2026

SHERLYN M. FERGUSON
NOTARY PUBLIC
My Commission Expires
May 4, 2026
COBB COUNTY, GEORGIA

## Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian 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 ~~October~~ November 3, 2022.

Affiant Signature

11/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of ~~October~~ November, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022