Karen Johnson Davidson County
Batch# 940319 DEEDWARR
11/10/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20221110-0120789

Please Record and Return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040

WARRANTY DEED

JM-BMR-22-319

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/18/24 (AFFIX SEAL)

CAITLIN SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

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)
Anderson and Ryan, LLC	**NEW OWNER**	
(NAME)	(NAME)	
7105 Peach Ct.		**135-05-0-044.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **RONALD SIMPSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDERSON AND RYAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 49 of Town Park Estates, as of record in Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 68 feet on the Westerly margin of Melvin Jones Drive and extends back on the Northerly line 206.09 feet and 199.87 feet on the Southerly line to a line to a line in the rear measuring 68.28 feet thereof.

Being the same property conveyed to Ronald Simpson, unmarried by Warranty Deed from Todd A. Hukill and Rachael D. Hukill, husband and wife of record in Instrument No. 20051118-0139340 Register's Office for Davidson County, Tennessee, dated November 04, 2005 and recorded on November 18, 2005.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 3300, Pages 64 and 65, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3400, Page 120, as amended in 3436, Page 43, in the 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: **319 Melvin Jones Drive, Nashville, Tennessee 37217**.

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 9th DAY OF NOVEMBER, 2022.

Ronald Simpson

Lena Leticia Simpson

Lena Leticia Simpson, spouse of Ronald Simpson, hereby joins in this conveyance and does transfer and convey any and all marital interest Lena Leticia Simpson may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD SIMPSON, 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 9th of November, 2022.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LENA LETICIA SIMPSON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2022.

Notary Public
My Commission Expires:
(SEAL)

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

True Copy Certification

I, Brittney Clark, 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 original document executed and authenticated according to law on **11/09/2022**.

Brittney Clark **11/10/2022**

Affiant Signature Date

State of: Tennesee
County of: Montgomery

Sworn to and subscribed before me this **10th** day of **November**, 20**22**.

L. Ruble

Notary's Signature

My Commission Expires: 12/12/23

Notary Seal

