THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2022-08-332
Parcel ID: 051 07 0 024.00

Karen Johnson Davidson County
Batch# 942155 DEEDWARR
11/17/2022 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20221117-0122211

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Corey Austin O'Neal and Fredrick Duncan O'Neal 412 West Due West Avenue, Madison, TN 37115	Modern Mortgage Lending 30070 Rancho Viejo Temecula, CA 92592	Map/Parcel 051 07 0 024.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joyce Elaine Rudy, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Corey Austin O'Neal and Fredrick Duncan O'Neal, a married couple**, ("Grantee") all of right, title and interest in and to that certain real property known as 412 West Due West Avenue, Madison, TN 37115 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Map of the Besley Property, Section One, not of record and described according to a survey thereof made by R. L. Montoya, dated July 11, 1977, as follows:
>
> Beginning at a point in the North margin of Due West Avenue at the common front corner of Lots No. 7 and 8 on said Plan, said point being 557 feet, more or less, West of the intersection of Due West Avenue and Saunders Avenue; thence along said Due West Avenue South 83 deg. 30' 59" East 115.86 feet to an iron pin; said point being the common front corner of Lots 8 and 9; thence with the line between said lots 8 and 9 North 6 deg. 25' 00" East 349.86 feet to an iron pin said point being the common rear corner of Lots 7 and 8; thence with the line between said lots 7 and 8, 56 deg. 23' 41" West 349.86 feet to the point of beginning.
>
> Being the same property conveyed to Joyce Elaine Rudy, by Warranty Deed from Carol Dawn Deaner and Richard Lee Norris, of record in Instrument No. 20140606-0049631, in the Register's Office for Davidson County, Tennessee, dated June 2, 2014 and recorded on June 6, 2014.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 16th day of November, 2022.

Joyce Elaine Rudy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November, 2022, before me personally appeared Joyce Elaine Rudy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of November, 2022.

Notary Signature
My commission expires: 3/1/2025

ASHLEY RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 615,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of November, 2022

Notary Public
My commission expires: 12-19-2023

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 this 16th day of November, 2022

Sheri Engel

Dated 11/16/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 16th day of November, 2022

My commission expires: 2/12/23

Notary Public

