Karen Johnson Davidson County
Batch# 944819 DEEDWARR
11/28/2022 09:59:40 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20221128-0124364

WARRANTY DEED

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4697-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Trimark Builders, LLC	NEW OWNER	07109005600
(NAME)	(NAME)	
4219 Hillsboro Pike, Suite 300		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CHARLES E. DUDLEY, JR., MARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO TRIMARK BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A 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. 7 on the Plan of Map of W. H. Nance's Subdivision of Lot No. 14 in the Brooklyn Plan of record in Plat Book 332, Page 14, 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 a portion of the same property conveyed to Charles Edward Dudley, Sr by Quitclaim deed from Charles Harris Fitzgerald and John Lewis Powell of record in Book 5109, page 212 Register's Office for Davidson County , Tennessee, dated January 24, 1977 and recorded on January 26, 1977.

Being a portion of the same property conveyed to Charles E. Dudley Jr. by Quitclaim deed from from Etta Mae Dudley a/k/a Etta M. Dudley, surviving spouse of Charles E. Dudley, Sr., by and Through her attorney-in-fact, Albert Leroy Dudley, Sr., of record in Instrument No. 201209200085497 Register's Office for Davidson County, Tennessee, dated August 30, 2012 and recorded on on September 20, 2012.

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒
This is improved ☐ property, known as Map/Parcel 07109005600, Baptist World Center Drive, Nashville, TN 37207
(House No.) (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 successors 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 successors 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 21 day of November, 2022.

Charles E. Dudley, Jr.

State of Arizona

County of Pinal

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Dudley, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand this 21 day of November, 2022.

Notary Public

My Commission Expires: 09-25-2023

LAURIANNE BLAKELY
Notary Public - Arizona
Maricopa County
Commission # 569750
My Comm. Expires Sep 25, 2023