340

WARRANTY DEED

Karen Johnson Davidson County
Batch# 946462 **DEEDWARR**
12/01/2022 10:48:54 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20221201-0125814

G-VRES-22-2610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/24

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF

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)
Allen Perry	NEW OWNER	
(NAME) 4618 Lealand Lane ~~2610 Barclay Drive~~	(NAME)	083-12-0-040.00
(ADDRESS) **Nashville, TN** 37220 ~~37206-1508~~	(ADDRESS)	
(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, **STEVEN MOATS, EXECUTOR OF THE ESTATE OF CHRISTOPHER B. VANDERVER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLEN PERRY, MARRIED,** 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. 151 on the Plan of Eastland Acres Subdivision, Section 1 of record in Plat Book 2331, Page 7, 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 the same property conveyed to Christopher B. Vanderver by Special Warranty deed from Aurora Loan Services of record in Instrument No. 20090305-0019787 Register's Office for Davidson County, Tennessee, dated February 26, 2009 and recorded on March 5, 2009.

Christopher B. Vanderver having since died on July 7, 2022, leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 22P1368. Affidavit of Heirship of record in Instrument No. 20221104-0119091 Register's Office for Davidson County, Tennessee, dated November 3, 2022 and recorded on November 4, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 7, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2335, Page 386, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2335, Page 327, 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: **2610 Barclay Drive, Nashville, Tennessee 37206-1508.**

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 28th DAY OF NOVEMBER, 2022.

Estate of Christopher B. Vanderver

BY: _____, Executor
Steven Moats
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN MOATS, EXECUTOR of the ESTATE OF CHRISTOPHER B. VANDERVER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of November, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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