WARRANTY DEED

Karen Johnson
Batch# 950844
12/13/2022 10:28:32 AM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20221213-0129219

JM-RB-22-1003

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 2nd DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-03-2025

(AFFIX SEAL)

SYDNEY KLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

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)
Respen Builders, Inc.	**NEW OWNER**	
(NAME) **3007 Keeling Avenue**	(NAME)	**082-08-0-388.00**
(ADDRESS) **Nashville, TN 37216**	(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, **CALVIN VERDELL SETTLES AND SARA SETTLES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RESPEN BUILDERS, INC., A TENNESSEE CORPORATION,** 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. 26 of Block "F" on the plan of Eastwood Addition, as of record in Book 332, Page 63, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the Northerly side of Maxwell Avenue and runs back between parallel lines, 211 feet to an alley.

Being the same property conveyed to Calvin Verdell Settles by Warranty deed from Howard W. Anderson and Wayne S. Bryant of record in Book 8027, page 54, Register's Office for Davidson County, Tennessee, dated January 16, 1990 and recorded on January 17, 1990. (Value or consideration shown in aforementioned deed $18,500.00.)

Being the same property conveyed to Calvin Verdell Settles and wife, Sara Settles, husband and wife by Quitclaim deed from Calvin Verdell Settles of record in Instrument No. 20120119-0005287 Register's Office for Davidson County, Tennessee, dated January 18, 2012 and recorded on January 19, 2012. (Value of consideration shown in aforementioned deed $10.00.)

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.
- Metropolitan Government of Nashville and Davidson County, recorded on October 07, 2022 of record in Instrument Number 20221007-0110699, 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: **1003 Maxwell Ave., Nashville, Tennessee 37206**.

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 2nd DAY OF DECEMBER, 2022.

Calvin Verdell Settles

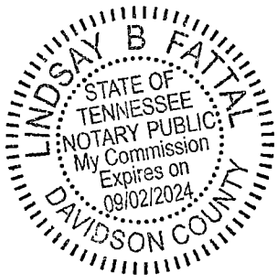
Sara Settles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN VERDELL SETTLES, 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 2nd of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

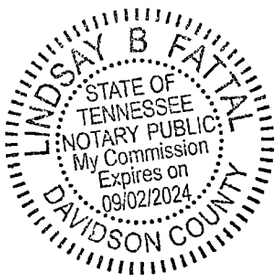


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA SETTLES, 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 2nd of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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