WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

J-CR-22-1322

Karen Johnson Davidson County
Batch# 959011 **DEEDWARR**
01/09/2023 09:30:57 AM 2 pgs
Fees: $13.00 Taxes: $1,988.75

20230109-0001559

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)
Chris Wright	**New Owner**	
(NAME)	(NAME)	
307A S 10th Street		**034-10-0-080.00** **034-10-0-081.00** **034-10-0-082.00** **034-10-0-083.00** **034-10-0-084.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JONATHAN DAVID SHEARON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRIS WRIGHT, SINGLE,** 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:

Tract I: (1322/1324 Plum Street)

Being Lots No. 18 and 19 in Block 3 of the Edenwold Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said Lot No. 18 and 19 front together 50 feet on the South side of Plum Street and run back between parallel lines 100 feet to an alley.

Being Lot No. 20 in Block No. 3 of the Edenwold Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said Lot No. 20 fronts 25 feet on Plum Street and runs back between parallel lines 100 feet.

Included in the above description but expressly excluded from this conveyance is in the following described property which was conveyed to James Samuel Stewart, et al, by deed of record in Book 5324, Page 261, Register's Office for Davidson County, Tennessee:

The Westerly 20 feet of Lot 18 in Block 3 of the Edenwold Subdivision of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said westerly 20 feet of Lot 18 fronts 20 feet on the front side of Plum Street and runs back between parallel lines to an alley.

Tract II: (1334 Plum Street)

Being Lots Nos. 26, 27 and 28 in Block 3 on the Plan of Edenwold Center Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Tract III: (1326/1330 Plum Street)

Being Lots Number 21, 22, 23, 24 and 25, in Block 3 on the Plan of Edenwold Center Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Jonathan David Shearon, a single man, by Warranty Deed from David Shearon of record in Instrument No. 20200925-0110639 Register's Office for Davidson County, Tennessee, dated September 22, 2020 and recorded on September 25, 2020.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 8223, Page 614, 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: **1322, 1324, 1326, 1330 and 1334 Plum Street, Madison, Tennessee 37115**.

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 5th DAY OF JANUARY, 2023.

Jonathan David Shearon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN DAVID SHEARON, 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 5th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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