Karen Johnson Davidson County
Batch# 968994 DEEDWARR
02/08/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230208-0009279

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

DM-C-23-2205

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 FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/23/25
(AFFIX SEAL)

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)
Adkins Development, LLC	**New Owner**	
(NAME)	(NAME)	**118 04 0 193.00**
6549 Holt Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MEREDITH WOOD SEELEY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADKINS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the Easterly Part of Lots 31 and 32 and a Small Portion of Lot No. 33 on the Plan of Rosedale Subdivision, as of Record in Book 547, Page 45, Register's Office for Said County, and Described Together as Follows: Beginning on the Westerly Margin of Grandview Avenue, Formerly Caldwell Avenue, Extended at the Corner of Lots 30 and 31; Thence with the Line Between Said Lots, Westwardly 110.7 Feet to a Point 150 Feet East of the Easterly Margin of Kline Avenue: Thence Northwardly 150 Feet, More or Less to the Southwest Corner of the Property Conveyed to Ora Lee Trisdale and Loraine Probasco by Deed From W.B. Williams and Wife, in Book 1553, Page 607; Thence With Their Line Southeastwardly 84 Feet to the Line Between Lots Nos. 32 and 33; Thence With the Line Between Said Lots, Eastwardly 53.4 Feet to the Westerly Line of Grandview, Formerly Caldwell Avenue; Thence With the Westerly Line of Said Avenue, Southwardly 100 Feet, More or Less, to the Beginning.

Being the same property conveyed to Meredith Wood Seeley, single, by Warranty Deed from Ashley J. Newman FKA Ashley J. Whitaker, married, of record in Instrument No. 20210414-0049801, in the Register's Office of Davidson County, Tennessee, dated April 09, 2021, and recorded on April 14, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rosedale Subdivision, as recorded in Book 547, Page 45.
- Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 7915, Page 900 and Book 7915, Page 904.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2205 Grandview Ave, Nashville, Tennessee 37211**.

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 2 DAY OF FEBRUARY, 2023.

Meredith Wood Seeley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEREDITH WOOD SEELEY, 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 February, 2023.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Katie Smith, 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 02/02/23.

Date 2/2/23

Affiant Signature

2/2/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 2nd day of February, 2023.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

