Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-23-1304

Karen Johnson Davidson County
Batch# 985545 DEEDWARR
03/28/2023 10:26:49 AM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20230328-0022400

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
V1230200028

WARRANTY DEED

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 28th day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/8/24

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Morina 1304 Ardee Ave. Nashville, TN 37216	new owner	061-16-0-285.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ruth L. Lyman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Morina, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 30 of Block "D", on the Plan of the Re-Subdivision of Sunnymeade, Unit No. 1 and the Subdivision of Sunnymeade, Unit No. 2, as of record in Book 974, Pages 56 and 57, Registers Office for Davidson County, Tennessee.

SAID Lot No. 30 fronts 50 feet on the southerly margin of Ardee Avenue and extends southerly between parallel lines 140 feet to a dead line in the rear.

BEING the same property conveyed to Ruth L. Lyman, unmarried, by Warranty Deed from Dona G. Underwood, Personal Representative of The Estate of Eve Lorena Kershaw, dated 6/24/2005 and recorded 6/30/2005 in Instrument No. 20050630-0075451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **1304 Ardee Ave., Nashville, TN 37216**
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 heirs 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 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 our hands this 20th day of March, 2023.

Ruth L. Lyman

Ruth L. Lyman

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth L. Lyman the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, this 20th day of March, 2023.

Commission Expires: 5/13/2023

Notary Public

BETTINA S BROWN
Notary Public, Georgia
Fulton County
My Commission Expires
May 13, 2023

STATE OF GEORGIA NOTARY PUBLIC