THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13862-BW

Karen Johnson Davidson County
Batch# 987485 DEEDWARR
04/03/2023 10 00 11 AM 2 pgs
Fees $13 00 Taxes $1,498 50

20230403-0023787

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES 3/7/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tolmie Capital LLC, a Washington limited liability company	New Owner	
147 Dylan Woods Drive		103-01-0-070 00
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael Aldridge, Sr., unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tolmie Capital LLC, a Washington limited liability company**

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 part of Lot No 6 on J B Cowden Property, Section IV, NOT OF RECORD, being triangular in shape and described partly by survey made by Norris H Hickerson, Surveyor, January 10, 1948, as follows

Beginning at a point in the westerly margin of Cowden Avenue at the corner of Lots 5 and 6, thence with the margin of said Avenue, southeasterly 165 feet to a point in the northerly margin of Watts Lane, thence with the margin of the same, westerly 164 feet to a point, the southeast corner of the property conveyed to Charles F Roberts and wife, by deed of record in Book 2483, page 166, Register's Office for said County, thence along said Roberts' southeasterly line, northeasterly 150 feet to the point of beginning

Being the same property conveyed to Ollie Aldridge and wife, Ruby I Aldridge by Warranty Deed from Alvin W Terrell and wife, Gladys B Terrell of record in Book 5791, page 608, Register's Office for Davidson County, Tennessee, dated September 04, 1981 and recorded on September 04, 1981 Said deed being re-recorded in Book 7771, Page 449, Register's Office for Davidson County, Tennessee

Ollie Aldridge died on March 03, 1988, leaving Ruby I Aldridge, as sole surviving tenant by the entirety

Ruby I Aldridge died on January 17, 2021, and devised her entire interest in the subject property in accordance with her Last Will and Testament duly probated in the Chancery Court, Probate Division for Davidson County, Tennessee bearing Docket No 22P1503

See also, Affidavit of Heirship of record in Instrument No 20221219-0130927, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations

This is improved property known as **798 Watts Lane, Nashville, TN 37209**

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 the 31st day of March, 2023

Michael Aldridge, Sr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Aldridge, Sr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 31st day of March, 2023.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY