WARRANTY DEED

Karen Johnson Davidson County
Batch# 988580 DEEDWARR
04/05/2023 09 48 08 AM 2 pgs
Fees $13 00 Taxes $925 00

20230405-0024695

BS-AT-23-1500

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 11-3-25

(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)
Anytime Offer, LLC	**New Owner**	
(NAME)	(NAME)	**094-01-0397 00**
501 Union St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, **PATRICIA R. ENSEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANYTIME OFFER, LLC,** 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 102 on the Plan of Shelby Village, No Two, as shown on plat of record in Book 1835, Page 48 in the Register's Office for Davidson County, Tennessee

Said Lot No 12, which is a corner lot fronts 77 2 feet on the margin of 15th Street South, and fronts 65 4 feet on the Northwesterly margin of Sevier Court, said frontages being joined by a curve having a length of 40 4 feet, and extends back 94 2 feet on the Northwesterly line and 83 4 feet on the Northeasterly line to a point of intersection

Being the same property conveyed to David A Harrelson Trustee by Quitclaim Deed from Patricia R Ensey and husband, Vernon Thomas Ensey of record in Book 5827, page 470, Register's Office for Davidson County, Tennessee, dated December 04, 1981 and recorded on December 04, 1981 and within the same deed the said David A Harrelson, Trustee conveyed his interest in the subject property to Patricia R Ensey and husband, Vernon Thomas Ensey

Vernon Thomas Ensey having since died November 20, 1996 leaving Patricia R Ensey as sole tenant by the entirety

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 Plat Book 1835, Page 48 and as amended in Book 1977, page 205, and in Book 2040, Page 493, and in Book 2032, Page 191, , Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2015, Page 639, in the Register's Office for Davidson County, Tennesse
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1500 Sevier Ct, 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 31st DAY OF MARCH, 2023

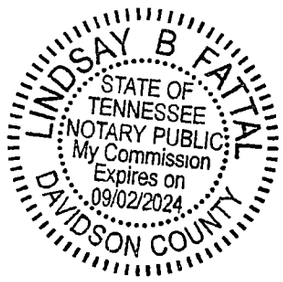
Patricia R Ensey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA R ENSEY, 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 31st of March, 2023

Notary Public
My Commission Expires _____
(SEAL)



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