WARRANTY DEED

Karen Johnson Davidson County
Batch# 992238 DEEDWARR
04/14/2023 10:29 40 AM 2 pgs
Fees. $13 00 Taxes $7,030 00

20230414-0027427

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

B-IR-23-1512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(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)
Erica C. Brister and Josh K. Brister	**NEW OWNER**	
(NAME)	(NAME)	**117-04-0-123 00**
1512 Dallas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **JAMES O. FAGAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERICA C. BRISTER AND JOSH K. BRISTER, WIFE AND HUSBAND,** 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 Easterly part of Lot No 8 on the Plan of Victoria Place, of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee

Said Part of Lot 8 fronts 50 feet on the North side of Dallas Avenue and extends back Northwardly between parallel lines, 115 2 feet on the Westerly line and 119 2 feet on the East line, to a dead line in the rear on which it measures 50 feet

Being the same property conveyed to James O Fagan, married by Warranty Deed from Chance P Formby and Rhonda M Formby, husband and wife of record in Instrument No 20200618-0064649 Register's Office for Davidson County, Tennessee, dated June 16, 2020 and recorded on June 18, 2020

The herein described property is not now nor ever has been the principal place of residence of the grantor herein

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- All matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee
- Restrictive Covenant for use as an Apartment of record in Book 8642, Page 244, 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 **1512 Dallas Avenue, Nashville, Tennessee 37212**

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 12th DAY OF APRIL, 2023

James O. Fagan

James O Fagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES O FAGAN, 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 12th of April, 2023

Brian D. Mitchell

Notary Public
My Commission Expires _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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