WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp 05/09/2026
COUNTY OF DAVIDSON

BS-DTR-23-119

Karen Johnson Davidson County
Batch# 998454 DEEDWARR
05/02/2023 10 24.47 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20230502-0032354

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	
Randy Rudder	**NEW OWNER**	
(NAME)	(NAME)	**025-16-0-033-00**
1097 Secretariat Dr		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **JUDY FAYE ELDRIDGE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANDY RUDDER, MARRIED,** 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. 6, on the plan of Goodlettsville Heights, Section 3, as shown on plat of record in Plat Book 1835, Page 98, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Said Lot 6 fronts 169 feet on the Southeasterly side of Garrett Drive and extends back 371.4 feet on the northeasterly line and 366 2 feet on the southwesterly line, to a dead line, which is broken line, measuring 170.5 feet thereon

Being the same property conveyed to Kenneth Dwight Eldridge and wife, Judy Faye Eldridge by Installment deed from Dean F Bishop and wife, Lois R Bishop of record in Book 5633, page 539, Register's Office for Davidson County, Tennessee, dated August 01, 1980 and recorded on August 05, 1980

Being the same property conveyed to Kenneth Dwight Eldridge by Warranty deed from Judy Faye Eldridge of record in Book 5838, Page 866 Register's Office for Davidson County, Tennessee, dated September 14, 1982 and recorded on September 20, 1982.

The said Kenneth Dwight Eldridge having since died testate on 2/1/2022 His interest in the subject property vested in Judy Faye Eldrige as devisee under the Last Will and Testament of Kenneth Dwight Eldridge, of record in Docket No 22P2177 in Probate Court for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **119 Garrett Drive, Goodlettsville, Tennessee 37072**.

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 28th DAY OF APRIL, 2023.

Judy Faye Eldridge by Kelly Eldridge Kidwell, attorney-in-fact

Judy Faye Eldridge by Kelly Eldridge Kidwell, attorney-in-fact

POA in
20230428-0031443
RODC, Tn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY ELDRIDGE KIDWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUDY FAYE ELDRIDGE, and who acknowledged she executed the same as the free act and deed of the said JUDY FAYE ELDRIDGE

Witness my hand and official seal, this the 28th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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