WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005637 DEEDWARR
05/19/2023 02 15 11 PM 2 pgs
Fees $13 00 Taxes $19,240 00

20230519-0037874

B-JG-23-CRAIGHEAD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

Logan C.E. Bass
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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)
464 Craighead St, GP	**NEW OWNER**	
(NAME) **464 Craighead Street**	(NAME)	**105-15-0-016 00**
(ADDRESS) **Nashville, TN 37204-2334**	(ADDRESS)	
(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, **JERRY L. TEAL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **464 CRAIGHEAD ST, GP,** 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 Parcel 16 on the Plan of Properties of Jerry Teal and Robert Shumate, a Resubdivision of Parcels 12 and 16, Teal & Shumate Property of record in Book 7900, Page 577, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Jerry L Teal, an unmarried individual by Quit Claim Deed from Rosalind Alexander, a married individual of record in Instrument No 20220718-0082132, Register's Office for Davidson County, Tennessee, dated July 18, 2022 and recorded on July 18, 2022 (Value of consideration shown in aforementioned deed $0 00)

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 **464 Craighead Street, Nashville, Tennessee 37204-2334**

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 16th DAY OF MAY, 2023

Jerry L. Teal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY L TEAL, 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 16th of May, 2023

Notary Public
My Commission Expires. _____
(SEAL)



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