WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028603 DEEDWARR
07/20/2023 10 43 02 AM 2 pgs
Fees. $13 00 Taxes $2,479 00

20230720-0055928

G-SR-23-1633B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Calvin Daniel Davis and Katherine Barbara Gordon	**First Horizon Bank**	
(NAME) **1633 B Northview Ave**	(NAME) **165 Madison Avenue**	**072-10-4H-002 00-CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Memphis, TN 38103**	
(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, **KIMBERLY TRIPLETT FERGUSON AND TYLER P. FERGUSON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALVIN DANIEL DAVIS AND KATHERINE BARBARA GORDON, HUSBAND AND WIFE,** 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 Unit B of 1633 Northview Avenue Cottages, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 1633 Northview Avenue Cottages, of record at Instrument No 20180425-0039117 and Scrivener' s Affidavit Recorded on Instrument No 20190417-0035191 as amended at Instrument No 20190417-0035249 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property

Being the same property conveyed to Kimberly Triplett Ferguson and Tyler P Ferguson, wife and husband by Warranty deed from Burkett Homes, Inc , a Tennessee Corporation of record in Instrument No 20190521-0047917 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 21, 2019

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180425-0039117 and Scrivener' s Affidavit Recorded on Instrument No 20190417-0035191 as amended at Instrument No 20190417-0035249, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Right-Of-Way of record in Instrument Number 20180501-0040830, 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 **1633 B Northview Ave, Nashville, Tennessee 37216**

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 14th DAY OF JULY, 2023

Kimberly Triplett Ferguson

Tyler P Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY TRIPLETT FERGUSON, 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 14th of July, 2023

Notary Public
My Commission Expires. _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER P FERGUSON, 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 14th of July, 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