NEW OWNER:
PATRICIA MARY WILLIAMS
315 PEACHTREE STREET
NASHVILLE, TN 37210

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0820

Map & Parcel
119010414.00

Karen Johnson Davidson County
Batch# 1031564 **DEEDWARR**
07/27/2023 10 27 26 AM 3 pgs
Fees. $18.00 Taxes $1,054 50
20230727-0057938

Space for Recorder's stamp

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Five Thousand and 00/100 Dollars ($285,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT BRUCE and wife, KATHLEEN L. BRUCE** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PATRICIA MARY WILLIAMS, married, as sole and separate property**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 7, Re-subdivision of Lot Nos. 7, 8, 9, 10, and parts of Lot Nos. 6, 11, 12, and 13, Cumberland Nursery Plan, of record in Plat Book 332, Page 36, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ROBERT BRUCE and wife, KATHLEEN L. BRUCE, by Warranty Deed from David Birchett and wife, Paula Birchett, dated February 27, 2014, and of record in Instrument No. 20140327-0025535, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **2310 FOSTER AVENUE, NASHVILLE, TN 37210**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 332, Page 36, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 26th day of July, 2023.

Robert Bruce
ROBERT BRUCE

Kathleen L. Bruce
KATHLEEN L. BRUCE

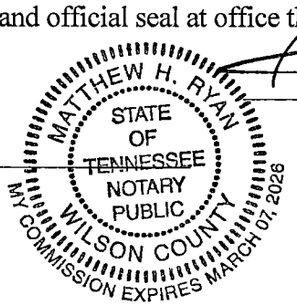
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT BRUCE and KATHLEEN L. BRUCE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of July, 2023.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

AFFIANT

Sworn to and subscribed to before me this 26th day of July, 2023.

NOTARY PUBLIC

My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY