Karen Johnson Davidson County
Batch# 1065884 DEEDWARR
10/27/2023 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20231027-0084345

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

W-HN-23-1209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(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)
The Tara B. Joseph Trust, dated December 23, 2020	The Tara B. Joseph Trust, dated Dec. 23, 2020	
(NAME) **1209 Elmwood Ave**	(NAME) 1209 Elmwood Ave	**105-13-0-123.00**
(ADDRESS) **Nashville, TN 37212**	(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, **RICHARD JOSEPH PILKINGTON AND MARY WINN PILKINGTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE TARA B. JOSEPH TRUST, DATED DECEMBER 23, 2020,** 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 the westerly one-half of Lot No. 81 on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 81 fronts 50 feet on the southerly margin of Elmwood Avenue and runs back between parallel lines along the westerly margin of an alley, 188 feet to another alley in the rear.

Being the same property conveyed to Cookeville Commons L.P. a Tennessee Limited Partnership by Warranty Deed from Thomas C. Alsup a married person of record in Instrument No. 20200319-0030196 Register's Office for Davidson County, Tennessee, dated March 17, 2020 and recorded on March 19, 2020.

Being the same property conveyed to Richard Joseph Pilkington and Mary Winn Pilkington, married by Warranty Deed from Cookeville Commons L.P. a Tennessee Limited Partnership of record in Instrument No. 20211022-0142049 Register's Office for Davidson County, Tennessee, dated October 8, 2021 and recorded on October 22, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230628-0049346, 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: **1209 Elmwood Ave, 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 24th DAY OF OCTOBER, 2023.

Richard Joseph Pilkington

Mary Winn Pilkington by Richard Pilkington
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD JOSEPH PILKINGTON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD PILKINGTON, 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 MARY WINN PILKINGTON, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY WINN PILKINGTON.

Witness my hand and official seal, this the 24th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **10/25/2023** (date of document).

Affiant Signature

10/25/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **OCTOBER**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

