WARRANTY DEED

Karen Johnson Davidson County
Batch# 1066158 DEEDWARR
10/30/2023 03 52 33 PM 9 pgs
Fees $48.00 Taxes $999.00

20231030-0084796

JG-SC-23-2525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 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)
Suburban Cowboys, LLC	**SUBURBAN COWBOYS, LLC**	
(NAME) **2441 Old Fort Parkway, Suite Q472**	(NAME) **2441 Old Fort Parkway, Suite Q472**	**072-01-0-111.00**
(ADDRESS) **Murfreesboro, TN 37128**	(ADDRESS) **Murfreesboro TN 37128**	
(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, **BOBBY TRAMMELL, WIDOWED AND DAVID TRAMMELL, UNMARRIED AND RAYMOND TRAMMELL, UNMARRIED AND RUDOLPH TRAMMELL, UNMARRIED AND ALFORNIA MILLER, MARRIED AND DONNIE TRAMMELL, MARRIED AND PATRICIA HALE, MARRIED AND SHARON MILLER, UNMARRIED AND DIANE MAJORS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 636 on the Plan of Final Plat, Section Six, Shepardwood Subdivision, of record in Plat Book 6900, Page 753, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to L V Trammell and wife, Dorothy Trammell by Warranty Deed from Stella Louise Bailey, now Boone and husband, Corey L Boone of record in Instrument No 20060404-0038330 Register's Office for Davidson County, Tennessee, dated March 31, 2006 and recorded on April 4, 2006.

The said Dorothy Trammell having died on or about October 13, 2017 leaving L.V. Trammell as the surviving tenant by the entirety

The said L V Trammell having died intestate on or about October 20, 2017, leaving Bobby Trammell, David Trammell, Raymond Trammell, Rudolph Trammell, Alfornia Miller, Donnie Trammell, Patricia Hale, Sharon Miller, and Diane Majors as his heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No 20231030-0084795, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 753, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 7910, Page 855, being re-recorded in Book 9471, Page 372, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to the flow of any creeks, streams, or branches across subject property
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **2525 Slaydon Drive, Nashville, Tennessee 37207**

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

Raymond Trammell

Raymond Trammell

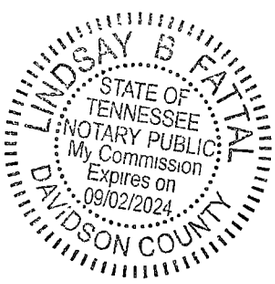
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND TRAMMELL, 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 27th of October, 2023

Lindsay B. Fattal

Notary Public
My Commission Expires _____
(SEAL)



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

Witness my/our hand(s) this the 27th DAY OF OCTOBER, 2023

Bobby Trammell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY TRAMMELL, 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 27th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Donnie Trammell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNIE TRAMMELL, 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 27th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Sharon Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON MILLER, 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 27th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

Diane Majors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANE MAJORS, 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 27th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

Witness my/our hand(s) this the 27th DAY OF OCTOBER, 2023

Bobby Trammell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY TRAMMELL, 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 27th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

Donnie Trammell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNIE TRAMMELL, 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 27th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

Sharon Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON MILLER, 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 27th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Diane Majors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANE MAJORS, 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 27th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

Witness my/our hand(s) this the 27th DAY OF OCTOBER, 2023

Bobby Trammell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY TRAMMELL, 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 27th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

Donnie Trammell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNIE TRAMMELL, 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 27th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

Sharon Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON MILLER, 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 27th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

Diane Majors

Diane Majors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANE MAJORS, 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 27th of October, 2023

Lindsay B. Fattal

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

Patricia Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA HALE, 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 27th of October, 2023

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Rudolph Trammell

Rudolph Trammell

STATE OF Alabama
COUNTY OF Russell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUDOLPH TRAMMELL, 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 27th of October, 2023

Notary Public
My Commission Expires: July 5, 2027
(SEAL)

VIKKI A ADAMSON-REED
Notary Public
Alabama State at Large
My Commission Expires Jul 5, 2027

Alfornia Miller

STATE OF Georgia
COUNTY OF Muscogee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALFORNIA MILLER, 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 27th of October, 2023.

Alika E. Crowell Richardson
Notary Public
My Commission Expires: 12/28/2025
(SEAL)

ALIKA E CROWELL-RICHARDSON
Notary Public, Georgia
Muscogee County
My Commission Expires
December 28, 2025

David Trammell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID TRAMMELL, 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 27th of October, 2023

Notary Public
My Commission Expires:
(SEAL)

