WARRANTY DEED

Karen Johnson
Batch # 1086306
12/28/2023 02:33:43 PM
Fees: $13.00 Taxes: $1,251.53

Davidson County
DEEDWARR
2 pgs

20231228-0099829

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

JM-CMR-23-5008

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)
Nival Macid	**NEW OWNER**	
(NAME)	(NAME)	**147-06-0-233.00**
605 Expedition Ct		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **THE ESTATE OF VALETTA EMILY RAINES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NIVAL MACID, MARRIED,** 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. 2 on the Plan of Section One, Parkview Estates of record in Plat Book 3300, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 73.0 feet on the Easterly side of Edmondson Pike and extends back between lines, 231.35 feet on the Northerly line and 212.2 feet on the Southerly line to a dead line in the rear, on which it measures 99.0 feet thereon.

Being the same property conveyed to Hubert Raines and wife, Valetta E. Raines by Warranty Deed from James E. Adams of record in Book 3808, page 82, Register's Office for Davidson County, Tennessee, dated August 31, 1964 and recorded on September 02, 1964.

The said Hubert Raines died December 9, 2018 leaving Valetta E. Raines as the surviving tenant by the entirety.

The said Veletta E. Raines died testate July 6th, 2023 with the subject property becoming part of her estate as evidenced in probate case no. 23P1564 in the Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 3300, Page 87, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3465, Page 623, 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: **5008 Edmondson Pike, Nashville, Tennessee 37211-5128**.

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 27th DAY OF DECEMBER, 2023.

The Estate of Valetta Emily Raines

BY: _____
Joyce B. Harper
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE B. HARPER, EXECUTRIX of the THE ESTATE OF VALETTA EMILY RAINES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 27th of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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