Name and Address of New Owner:
Andrea Rudloff
1416 Douglas Ave
Nashville, TN 37206

Send Tax Statements To:

Andrea Rudloff
1412 McKennie Dr
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23091425

Map and Parcel: 072 14 0 203.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Hunter, Co-Conservator of Betty Jean Hoard and Thelma Hunter Smith, Co-Conservator of Betty Jean Hoard**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrea Rudloff, a single woman**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 29 on the Plan of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Tyrone S. Hoard and wife, Betty J. Hoard by Warranty Deed filed for record on June 21, 1979 in Book 5453, page 80, of the Register's Office of Davidson County, Tennessee. Being the same property conveyed to The Tyrone Hoard and Betty Hoard Revocable Living Trust dated August 31, 2022. and any amendment thereto, Larry Hoard, Trustee by Quitclaim Deed filed for record on September 2, 2022 in Instrument Number 20220902-0099122, of the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Betty Jean Hoard by Order Approving Sale of Real Estate signed 12/21/2023 by Davidson County Probate Court Docket No. 23P-1466. Recorded in Instrument 20231228-0099736 in said Register's Office.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1416 Douglas Ave, Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1087620 DEEDWARR
01/02/2024 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,485.55
20240102-0000225

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 29th day of December, 2023.

Richard Hunter, Co-Conservator of Betty Jean Hoard

Thelma Hunter Smith, Co-Conservator of Betty Jean Hoard

State of Tennessee

County of Rutherford

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Richard Hunter and Thelma Hunter Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the co-conservators for Betty Jean Hoard, the within named bargainor, and that as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Betty Jean Hoard as co-conservators.

Witness my hand and seal this 29th of December, 2023.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $401,500.00.

Affiant Signature

Subscribed and sworn to before me, this 29th day of December, 2023.

Notary Public
My Commission Expires: 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 12/29/23 (date of document).

Affiant Signature

12/29/23

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 12/29/23

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

