WARRANTY DEED

Karen Johnson
Batch # 1088336
01/04/2024 10:43:50 AM
Fees: $13.00 Taxes: $2,173.75

Davidson County
DEEDWARR
2 pgs

20240104-0000864

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,500.00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: /

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frankie R. Flores	New Owner	
(NAME)	(NAME)	
3900 Hydes Ferry Rd		069-11-0-069.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Elliott Rushing, a single man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frankie R. Flores and Tamara B. Flores, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A lot of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of the Hydes Ferry Pike at the Southwest corner of a lot formerly owned by Beulah Belle Hyde; thence with said Hyde's Westerly line, North 34 degrees East 34.8 poles to the North line of the old Green B. Stewart tract of land of which this is a part; thence with said line, North 73 degrees West 10.34 poles to the Northeast corner of the lot formerly owned by J. M. Hooberry; thence with his Easterly line, South 34 degrees West 30 poles to the center of said pike; thence with the center of pike, South 48-1/2 degrees East 10 poles to the beginning, containing 2 acres, be the same, more or less.

Included in the foregoing but EXCLUDED from this parcel at the death of Lora B. McCall is (i) that portion of the property taken by Davidson County, Tennessee, by condemnation for what is now (New) Hydes Ferry Pike by decree, as described in Minute Book 65, pages 94 & 95 of the Minutes of the Second Circuit for Davidson County, -v- Will McCall, et ux; (ii) that portion of the land conveyed to L. C. Anderson and wife, on November 7, 1951 by deed of record in Book 2027, Page 219, said Register's Office.

Being the same property conveyed to Elliott Rushing, by virtue of that certain Warranty Deed dated November 3, 2022, and being of record at Instrument No. 20221104-0119150 in the Register's Office of Davidson County, Tennessee. Grantor warrants that the above described property is not his primary residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3900 Hydes Ferry Rd. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 21st day of December, 2023.

Elliott Rushing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Elliott Rushing**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2023.

Notary Public

My Commission Expires: 11/3/25

