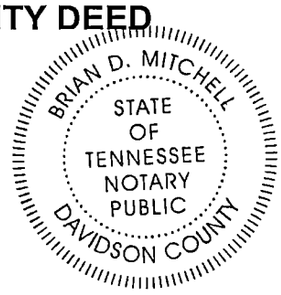
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

T-KW-23-2630

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson
Batch # 1097620
02/02/2024 04:05:30 PM
Fees: $13.00 Taxes: $510.60

Davidson County
DEEDWARR
2 pgs

20240202-0007667

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Josh Anderson	**New Owner**	
(NAME)	(NAME)	**081-10-0-043.00**
1906 Linden Avenue	**New Owner**	
(ADDRESS)	(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, **CHARLES F. SANDERS, JR., MARRIED AND KAREN HOLLOWAY, MARRIED AND ANTHONY CLOPTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSH ANDERSON,** 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. 25 on the Map of Section Two, Normal Heights, as of record in Book 2330, Page, 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 front 50 feet on the northeasterly side of Delk Avenue and runs back between lines, 165.4 feet on the northwesterly line and 181.9 feet on the southeasterly line, to a dead line measuring 52.6 feet thereon.

Being the same property conveyed to Ivory Alley and wife, Georgia L. Alley by Warranty Deed from Shelton Edward Smith and wife, Lenora K. Smith of record in Book 3072, page 445, Register's Office for Davidson County, Tennessee, dated May 25, 1960 and recorded on May 26, 1960.The said Georgia L. Alley having died on December 5th, 1980, vesting Ivory Alley as surviving tenant.

Being the same property conveyed to Dorcas Alley, to create an estate by the entireties by Quitclaim Deed from Ivory Alley of record in Book 8082, page 513, Register's Office for Davidson County, Tennessee, dated April 3, 1990 and recorded on April 5, 1990. The said Ivory Alley having died on or about October 15, 1994, vesting Dorcas Alley as surviving tenant.

Being the same property conveyed to George V. Crawford, Jr., Trustee by Quitclaim Deed from Dorcas Alley of record in Book 10926, page 911, Register's Office for Davidson County, Tennessee, dated May 8, 1998 and recorded on May 12, 1998, and within the same Deed, George V. Crawford, Jr., Trustee conveyed his interest to Dorcas Alley and Charles Sanders, as tenants in common, with right of survivorship.

Being the same property conveyed to Larry Bernell Clopton by Quitclaim Deed from Dorcas Lynn Alley of record in Instrument No. 20080324-0028937 Register's Office for Davidson County, Tennessee, dated March 24, 2008 and recorded on March 24, 2008. The said Larry Bernell Clopton having since died on or about September 1, 2023, leaving Karen Holloway and Anthony Clopton as heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herein in Instrument Numbers 20240202-0007664, 20240202-0007665, 20240202-0007666.

Charles Sanders and Charles F. Sanders, Jr. are one and the same person.

Dorcas Alley and Dorcas Lynn Alley are one and the same person.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTORS HEREIN.

This conveyance is subject to:
• Taxes for the year 2024 and thereafter, not yet due and payable.

- Subject to all matters shown on the Plan of record in Plat Book 2330, Pages 53 and 54, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any possible encroachment of house onto neighboring parcel, as shown on tax map.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2630 Delk Avenue, Nashville, Tennessee 37208**.

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 30th DAY OF JANUARY, 2024.

Charles F Sanders Jr. by Karen Holloway, Attorney in Fact
Charles F. Sanders, Jr. by Karen Holloway, Attorney in Fact

Karen Holloway
Karen Holloway

Anthony Clopton by Karen Holloway, Attorney in Fact
Anthony Clopton by Karen Holloway, Attorney in Fact

STATE OF TENNESSEEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN HOLLOWAY, 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 30th of January, 2024.

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, Karen Holloway, 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 CHARLES F. SANDERS, JR. AND ANTHONY CLOPTON, and who acknowledged she executed the same as the free act and deed of the said CHARLES F. SANDERS, JR. AND ANTHONY CLOPTON.

Witness my hand and official seal, this the 30th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission

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