SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1100621
02/13/2024 01:00:19 PM
Fees: $33.00 Taxes: $2,127.50

Davidson County
DEEDWARRSP
6 pgs

20240213-0010021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste. 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mayra O. Franco Romero.	Same	182-00-0-108.00
(NAME)	(NAME)	
13682 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, WE,

WILL SCOTT LANSDOWN AND RODNEY ALAN LANSDOWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAYRA O. FRANCO ROMERO, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BR-24-13682

To have and to hold the above described property together with all and singular the rights of purtenance thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantors do hereby bind themselves and Grantors' heirs and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Without limiting the foregoing warranty of title, Grantors make no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the properties, and by acceptance of this deed, accepts the properties "as is" and "where is" in its present conditions. 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.

(Signature page to follow)

Witness my hand this 26th day of January, 2024.

GRANTOR:

Will Scott Lansdown

WILL SCOTT LANSDOWN

STATE OF TENNESSEE)
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Will Scott Lansdown**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Rutherford County, Tennessee, this 26th day of January, 2024.

Sandra Galindo
Notary Public

My Commission Expires: 10/05/2026

SANDRA GALINDO
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

GRANTOR:

RODNEY ALAN LANSDOWN

STATE OF TENNESSEE)
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Rodney Alan Lansdown**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 27 day of January, 2024.

Notary Public

My Commission Expires: 5/16/2027

JUSTIN PARTIDA NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Tract No. 4 on a survey made by Ernest Medlin, dated July 3, 1974, (not of record) more particularly described as follows:

Beginning at a point in the northerly margin of Hobson Pike at the southwest corner of the Fred E. Brown property of record in Book 4915, Page 161, Register's Office for said county; thence with Brown's westerly line North 02 degrees 32' 00" West 840.73 feet to Brown's northwest corner; thence South 87 degrees 16' 30" West 200.00 feet to an iron pin; thence South 02 degrees 32' 00" East 839.33 feet to an iron pin in the northerly margin of Hobson Pike; thence with the northerly margin of Hobson Pike North 87 degrees 40' 30" East 200.00 feet to the point of beginning.

Being the same property conveyed to Will P. Lansdown, Jr. and wife, Rosa G. Lansdown by Warranty Deed from Thomas B. Vaughn and wife, Vanna B. Vaughn of record in Book 7331, Page 921, Register's Office for Davidson County, Tennessee, dated August 21, 1987 and recorded on August 21, 1987.

Rosa G. Lansdown died on or about February 25, 2020, leaving Will P. Lansdown, Jr., as surviving tenant by the entirety.

Will P. Lansdown, Jr. died intestate on May 20, 2023, leaving the subject property vested in the names of his heirs at law, Will Scott Lansdown and Rodney Alan Lansdown, as evidenced in affidavits of heirship recorded simultaneously herewith.

EXHIBIT B

EXCEPTIONS

1. Taxes for the year 2024, a lien not yet due and payable
2. Subject to all matters shown on that survey made by Ernest Medlin, dated July 3, 1974
3. Restrictions as referenced in that certain Installment Deed of record in Book 4935, Page 46, in the Register's Office for Davidson County, Tennessee
4. Subject to the right-of-way of Old Hickory Blvd