Karen Johnson Davidson County
Batch# 1119733 DEEDWARR
04/05/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20240405-0024409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2024.

Notary Public

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

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

T-TAG-24-2402

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)
Combs Partners, LLC	**New Owner**	
(NAME) **5115 Maryland Way**	(NAME)	**081-06-0-400.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(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, **WILLIAM J. ANDERSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COMBS PARTNERS, LLC,** 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 part of Lot No. 17 on the plan of the Nichol property, as of record in Book 31, Page 603, Register's Office for said County, being Lot No. 2 on the map showing subdivision of the Conrad Santi property, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, October, 1941, as follows:

Beginning on the Northerly margin of Buchanan Street at a point 75 feet West of the Westerly margin of 24th Avenue North, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots, Northwardly 150 feet to the Southerly line of Lot No. 32; thence with said line Westwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, Southwardly 150 feet to the Northerly margin of Buchanan Street; thence with said Street; Eastwardly 50 feet to the beginning.

Being the same property conveyed to William J. Anderson, married by Warranty Deed from Karen Holloway, married of record in Instrument No. 20240308-0016352 Register's Office for Davidson County, Tennessee, dated March 01, 2024 and recorded on March 08, 2024.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR 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 Book 31, Page 603, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on survey made by Z.J. Wilkinson, Surveyor, October, 1941. NOTE: A copy of said survey has not been provided to or reviewed by our office.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4041, Page 149, in the 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 and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2402 Buchanan Street, 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 5th DAY OF APRIL, 2024.

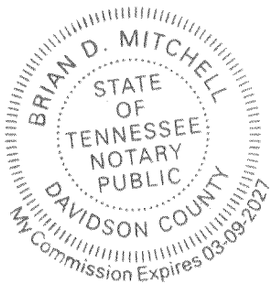
William J. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. ANDERSON, 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 5th of April, 2024.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



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

I, Brian Mitchell, 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 April 5, 2024 (date of document).

Affiant Signature

Date April 5, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

