Karen Johnson
Batch # 1129037
04/30/2024 02:05:39 PM
Fees: $13.00 Taxes: $1,147.00

Davidson County
DEEDWARR
2 pgs

20240430-0031448

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240347107**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 26th day of April, 2024. Notary Public My Commission Expires: 11-3-25

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

WARRANTY DEED

Address New Owner: Robert Child and Drew Roberts 205 Raymond St Nashville TN 37211	Send Tax Bills To: Shelter Lending Services, LLC 1245 Cheyenne Ave., 304B/304C Grafton, WI 53024	Tax Information: Tax Parcel ID No. 133-02-0-241.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Dudenbostel and wife, Ashley Dudenbostel.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Child, an unmarried man and Drew Roberts, a married man as tenants in common** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 43 feet 10 inches of Lot No. 205 and the easterly 3 feet 7 inches of Lot No. 207 on the Plan of Sunrise Heights First Addition, of record in Book 421, Page 2, Register's Office for said County, described according to a survey made by E. R. Southgate and Son Surveyors, July 24, 1946, as follows:

Beginning at an iron pin on the northerly margin of Raymond Street, at a point 3 feet 7 inches west of the corner of Lots Nos. 205 and 207; thence with the northerly margin of said street eastwardly 46 feet 5 inches to a stake at a point 6 feet 2 inches west of the corner of Lots Nos. 203 and 205; thence at right angles northwardly and with the line of a fence 150 feet to a stake on the southerly margin of an alley; thence with said alley westwardly 46 feet 5 inches to a stake; thence at right angles southwardly and with the line of a fence, 150 feet to the beginning.

Being the same property conveyed to Kevin Dudenbostel and wife, Ashley Dudenbostel by Warranty Deed from Faye Thompson Furlow of record in Instrument No. 20080429-0043395, Register's Office for Davidson County, Tennessee, dated April 18, 2008 and recorded on April 29, 2008.

The execution of this instrument is affected by the signature of Ashley Dudenbostel as Attorney-in-Fact for Kevin Dudenbostel, which Power of Attorney is recorded in Instrument Number 20240430-0031447, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee.

This is improved property located at 205 Raymond St Nashville TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SR-24-205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 26th day of April, 2024.

Kevin Dudenbostel by Ashley Dudenbostel as attorney-in-fact
Kevin Dudenbostel by Ashley Dudenbostel
as Attorney-in-fact

Ashley Dudenbostel
Ashley Dudenbostel

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Dudenbostel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Kevin Dudenbostel, and that she is authorized by Kevin Dudenbostel to execute this instrument on his behalf.

WITNESS my hand, at office, this 26th day of April, 2024.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Dudenbostel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2024.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026