THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7437-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,900,000.00. Bryce VanDiver Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July 2024 Notary Public MY COMMISSION EXPIRES: 03-14-26 (AFFIX SEAL)

BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1157366
07/12/2024 10:22:34 AM
Fees: $13.00 Taxes: $10,730.00

Davidson County
DEEDWARR
2 pgs

20240712-0052468

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca VanDiver and Bryce VanDiver	First Horizon Bank	
3808 Whitland Avenue	12719 Cantrell Rd #200	104-09-0-171.00
Nashville, TN 37205	Little Rock, AR 72223	
(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, **Elisabeth Rose James, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca VanDiver and Bryce VanDiver, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly ten (10) feet of Lot No. 13 and the westerly sixty (60) feet of Lot No. 14 , in Block D, as shown on the map entitled Plan of Whitland Realty Company's Subdivision, of record in Plat Book 332, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said parts of said lots front together with seventy (70) feet on the northwesterly side of Whitland Avenue (formerly Bowling Avenue) and extends back between parallel lines two hundred (200) feet to a dead line on which it measures seventy (70) feet.

Being the same property conveyed to Thomas T. Pennington and Kathryn H. Pennington, husband and wife by Warranty deed from Gwyneth J. Neuss, married of record in Instrument No. 20210929-0130849 Register's Office for Davidson County, Tennessee, dated September 28, 2021 and recorded on September 29, 2021.

Being the same property conveyed to Elisabeth Rose James, an unmarried woman by Warranty Deed from Thomas T. Pennington and Kathryn H. Pennington, husband and wife of record in Instrument No. 20221206-0127111 Register's Office for Davidson County, Tennessee, dated December 01, 2022 and recorded on December 06, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3808 Whitland Avenue, Nashville, TN 37205**

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 our hands this the 10 day of July, 2024.

Elisabeth Rose James

Elisabeth Rose James

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elisabeth Rose James,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of July, 2024.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

RETURN TO
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER G-EV-24 3808