BOX 10-A

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38279-07-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $580,000.00. Affiant Subscribed and sworn to before me this 27 day of August, 2024. Notary Public My Commission Expires: My Commission Expires 10/4/27

KEVIN MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1176185 DEEDWARR
09/03/2024 09:43:46 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00

20240903-0067325

WARRANTY DEED

Address New Owner: Ryan Ward, Alice Baker 1113 Woodvale Drive Nashville, TN 37204	**Send Tax Bills To:** Capital City Home Loans, LLC P.O. Box 2855 Daytona Beach, FL 32120-9904	**Tax Information:** Map and Parcel No.: 13104015100

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, **Richard R. Renardson and Carolyn Gay Renard and Gail Lee Renardson, devisees under the Last Will and Testament of Wayne Charles Renardson, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ryan Ward, single man and Alice Baker, single woman, as joint tenants in common with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1113 Woodvale Drive, Nashville, TN 37204.

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

And Grantors covenant that they are 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 as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 29th day of August, 2024.

Kristie L. Renardson

Richard R. Renardson by Kristie L. Renardson,
his attorney-in fact

Kristie L. Renardson

Carolyn Gay Renard by Kristie L. Renardson,
her attorney-in fact

Kristie L. Renardson

Gail Lee Renardson by Kristie L. Renardson,
her attorney-in fact

STATE OF FLORIDA

COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristie L, Renardson, 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 Richard R. Renardson, Carolyn Gay Renard, and Gail Lee Renardson and she is authorized by Richard R. Renardson, Carolyn Gay Renard, and Gail Lee Renardson to execute this instrument on their behalf.

Witness my hand, at office, this 29 day of August, 2024.

Notary Public

My Commission Expires: 04/05/2028

<<INSERT NOTARY SEAL>>

RICARDO IGNACIO
MY COMMISSION # HH509984
EXPIRES: April 05, 2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 in Block 20 in the College Park Subdivision, a plan of which is of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the southerly side of Woodvale Drive and runs back between parallel lines 163 feet to a line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Wayne C. Renardson and wife, Fay Wirth Renardson by deed dated September 25, 1981 from Gerald B. Smith and wife, Sue Fuller Smith of record in Book 5799, page 668, Register's Office for Davidson County, Tennessee. Fay Wirth Renardson being one and the same as Fay Kent Renardson having since died on March 16, 2022 leaving Wayne C. Renardson as surviving tenant by the entirety. The said Wayne C. Renardson having since died on March 25, 2024. The Estate of Wayne Charles Renardson was filed for Probate to Establish Muniment of Title in Case No. 24P1622, Probate Court for Davidson County, Tennessee. Devisees under the Last Will and Testament are Richard R. Renardson and Carolyn Gay Renard and Gail Lee Renardson. See Order Granting Petition To Probate Will for Sole Purpose of Establishing Muniment of Title To Real Property and Vehicle Only filed August 22, 2024.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 843, page 29, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3707, Page 222, Register's Office for Davidson County, Tennessee.