Karen Johnson
Batch # 1218364
12/19/2024 11 41 34 AM
Fees $13 00 Taxes $1,739 00

Davidson County
DEEDWARR
2 pgs

20241219-0098716

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $470,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of December, 2024

NOTARY PUBLIC

My commission expires 05/08/28

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BRA-24-501

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N Mt Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Reindeer Renovations, LLC	SAME AS NEW OWNERS	133-01-0-055 00
(NAME)	(NAME)	
501 McIver Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $10 00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lucy F. K. Torndahl and husband, Otto V. Torndahl,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Reindeer Renovations, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 40 and the easterly one-half of Lot 39 on the Map of Patterson's Subdivision of Maple Hill of record in Plat Book 332, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot

Said Lot 40 and the easterly one-half of Lot 39 front together 75 feet on the south side of McIver St and run back between parallel lines 175 ft to an alley, the easterly line of Lot 40 running back with Mead Ave

Being the same property conveyed to LUCY F K TORNDAHL AND HUSBAND, OTTO V TORNDAHL, by deed from ROSEMARY BLAKELY, EXECUTRIX, PURSUANT TO THE POWER CONFERRED ON SAID EXECUTRIX BY THE LAST WILL AND TESTAMENT OF ANN T MORRIS, of record in Book 11597, page 632, dated July 28, 1999, said Register's Office

This property is __unimproved _X_improved property known as 501 McIver Street, Nashville, TN 37211

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 16th day of December, 2024

Lucy F K Torndahl

Otto V Torndahl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucy F K Torndahl and Otto V Torndahl, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 16th day of December, 2024

Notary Public
My Commission Expires 3/19/2025

