WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/2025
DN COUNTY

Karen Johnson
Batch # 1223408
01/06/2025 02:48:49 PM
Fees: $13.00 Taxes: $1,942.50
20250106-0001077

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-5-25
(AFFIX SEAL)

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)
Elias Anderson and Holly Anderson	Same as New Owner	
(NAME)	(NAME)	**043-14-0-065.00**
114 Lanier Dr		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **ERIN WARD AND RYAN WARD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIAS ANDERSON AND HOLLY ANDERSON, HUSBAND AND WIFE,** 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:

Being a tract of land in Nashville, Davidson County, Tennessee, said tract being a portion of the Bethesda Construction LLC property at 114 Lanier Drive as of record QC-20201019 0121549, Registers Office for Davidson County, Tennessee (R.O.D.C.T); said tract being Lot 5 of the Bernice L. Dickerson's Revised Subdivision, said plan not of record, and being more particularly described as follows

Beginning at an iron rod capped Elliott on the western right-of-way of Lanier Drive (50' R.O.W.) with a state plane coordinate Northing 702977.85, Easting 1763196.64; said Iron Pin being the easterly common corner of said Bethesda Construction LLC property at 114 Lanier Drive (Lot 5) and the Bethesda Construction LLC property at 110 Lanier Drive (Lot 4) as of record in QC- 20201019-0121549 R.O.D.C.T.,

Thence along said Lanier Drive westerly right-of-way, South 10 degrees 19 minutes 19 seconds East for a distance of 50.00 feet to a point; said point being a common corner along the Lanier Drive right-of-way of Lots 5 & 6 of the Bethesda Construction LLC properties;

Thence leaving said Lanier Drive right-of-way and along the common line of Lot 5 & 6 of the Bethesda Construction LLC properties, South 79 degrees 23 minutes 46 seconds West for a distance of 216.96 feet to a point on the common line of the Bethesda Construction LLC proper (Lot 5) and the Townhouse Villa Association property, as of record MA-00006637-0000746 (R.O.D.C.T);

Thence along said common line, North 12 degrees 10 minutes 38 seconds West for a distance of 50.00 feet to a point; said point being the westerly common point of the Bethesda Construction LLC property (Lot 5) and the Bethesda Construction LLC property (Lot 4);

Thence along the common line of the Bethesda Construction LLC property (Lot 5) and the Bethesda Construction LLC property (Lot 4), North 79 degrees 23 minutes 29 seconds East for a distance of 218.58 feet to the point of beginning, said tract of land herein described containing 10,886 square feet more or less and being according to a boundary survey by Clint Elliott Survey dated April 8, 2020, Jason Garrett TN RLS #2861

Being the same property conveyed to Erin Ward and Ryan Ward, wife and husband by WarrantyDeed from Bethesda Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210809-0106985 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 09, 2021.

This conveyance is subject to:
• Taxes for the year 2025 and subsequent years.

- Subject to survey by Clint Elliott Survey dated April 8, 2020, Jason Garrett TN RLS #2861, not of record.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **114 Lanier Dr, Madison, Tennessee 37115**.

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 3rd DAY OF JANUARY, 2025.

Erin Ward

Ryan Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN WARD, 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 3rd of January, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN WARD, 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 3rd of January, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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