Karen Johnson Davidson County
Batch # 1241850 DEEDWARR
02/27/2025 11 06 50 AM 2 pgs
Fees $13 00 Taxes $2,057 20

20250227-0014632

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$556,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $556,000 00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael Raber, Unmarried Man	Same as New Owner (NAME)	
2610 Neldia Ct (ADDRESS)	(ADDRESS)	072-10-0-203 00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Charles Davis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Raber, Unmarried Man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Neldia Heights Subdivision of record in Plat Book 2663, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Davis by Warranty Deed from Estate of William A. Dalton of record in Instrument No 20220526-0061533 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 26, 2022

The said Shirley Ann Dalton died on December 29,2010, survived by her husband William Andrew Dalton. William Andrew Dalton died on September 15, 2020, and by order entered on February 04, 2022 by the Seventh Circuit Court for Davidson County, Tennessee, in re William A Dalton, Case 20P-1986, William B Dalton was appointed Administrator By further order-entered April 29, 2022, said Court divested the within property from the heirs of William A Dalton, vested the same in the Estate of William A Dalton, and ordered William B Dalton, Administrator to close the within sale transaction and to execute this Deed

This conveyance is subject to any and all existing easements and restrictions as shown of record

unimproved ( )
This is improved (X) property, known as 2610 Neldia Ct., Nashville, TN 37206
(House Number) (Street) (PO Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 24th day of February, 2025

WARRANTY DEED
(Continued)

Charles D.
Charles Davis

STATE OF California
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Davis, the herein bargainor(s), 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 20th day of February, 2025

Notary Public

My Commission Expires Dec 6th, 2028

(SEAL)

SHOBANADEVI KANNAN
COMM # 2504178
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
COMM EXPIRES DEC 6 2028

RETURN TO
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212
FILE NUMBER Y-C-25-2610