WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249170 DEEDWARR
03/21/2025 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20250321-0021386

LB-RRE-25-917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/2028 (AFFIX SEAL)

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

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)
Ricky L. Lauderdale	New Owners	
(NAME)	(NAME)	**092-05-0-214.00**
917 32nd Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICKY L. LAUDERDALE, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, Being Lot No. 18 and the South 5 feet of lot No. 19 of Block 29, on the Map of Fisk University Place, as of record in Book 421, Page 4 and 5, Register's Office for Davidson County, Tennessee. Said lot and said part of said Lot adjoin and front 30 feet on the westerly side of 32nd Avenue, North, formerly India Street, and runs back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to Rightway Real Estate, LLC by Warranty Deed from E-3 Construction Services, LLC of record in Instrument No. 20200529-0055738 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 29, 2020.

Being the same property conveyed to Rightway Real Estate, LLC by Quitclaim Deed from Rightway Real Estate, LLC of record in Instrument No. 20220401-0037931 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 01, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page (s)4 and 5, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 202501020000415, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restriction and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 202502110010220, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **917 32nd Ave N, Nashville, Tennessee 37209**.

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 14 DAY OF MARCH, 2025.

Rightway Real Estate, LLC

BY: _____
Brian Watkins
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN WATKINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RIGHTWAY REAL ESTATE, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of March, 2025.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)



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

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/18/25.

Affiant Signature – Joshua A. Terry

3/20/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/20/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27