Karen Johnson Davidson County
Batch# 1297537 DEEDWARR
07/14/2025 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $232.91
20250714-0055334

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,948.01.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/26
(AFFIX SEAL)

LL-SL-25-953

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)
Sean Lewis	**Same as New Owner**	
(NAME) **798 Berry Dr**	(NAME)	**043-16-0-171.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **MILDRED CATHERINE RHOADES, SINGLE AND VAN TERRANCE MASSIE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN LEWIS, SINGLE,** 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:

A certain tract or Parcel of land in Davidson County, State of Tennessee Described as follows to-wit:

Being Lot No. 102 on the Plan of Arrowhead Estates, Section II, a Plan which is of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 60 feet on the northerly margin of Mallow Drive and extends back 134.57 feet on the easterly line and 129.26 feet on the westerly line to a dead line in the rear measuring 80.79 feet thereon.

Being the same property conveyed to Fred W. Massie and wife, Minh S. Massie by Warranty Deed from Jack Driver and Sons, Inc of record in Book 5433, page 965, Register's Office for Davidson County, Tennessee, dated May 05, 1979 and recorded on May 10, 1979.

Minh S. Massie died on or about November 20, 1998, leaving Fred W. Massie as the surviving tenant by the entirety.

Subsequently, Fred W. Massie died intestate on September 7, 2022 leaving subject property to his heirs at law, Van Terrance Massie, Mildred Catherine Rhoades and Thuy Gaines, pursuant to Affidavits of Heirship being recorded simultaneously herewith in Instrument Number _____ and _____, Register's Office for Davidson County, Tennessee.

Thuy Gaines having conveyed their interest to Sean Lewis by Quitclaim Deed dated _____, recorded simultaneously herewith in Instrument No.:_____**20250714005533**3_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5286, Page 406, 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: **953 Mallow Drive, 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 11th DAY OF JULY, 2025.

Mildred Catherine Rhoades

Van Terrance Massie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILDRED CATHERINE RHOADES, 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 11th of July, 2025.

Notary Public
My Commission Expires: 1/1
(SEAL)

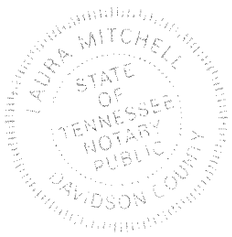


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VAN TERRANCE MASSIE, 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 11th of July, 2025.

Notary Public
My Commission Expires: 1/1/26
(SEAL)



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

I, John Gleaves, 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 7/11/25 (date of document).

Affiant Signature

Date 7/11/93

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5.12.25

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY