Karen Johnson Davidson County
Batch# 1314867 DEEDWARR
08/26/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20250826-0068302

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$295,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND** DAY OF **AUGUST, 2025.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CASEY HOWARDS AND RACHEL WEISS-HOWARDS	**OLD NATIONAL BANK**	**061-16-0-208.00**
(NAME) **1214 LITTONWOOD DRIVE**	(NAME) **P. O. BOX 918**	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) **EVANSVILLE, IN 47706**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY HOWARDS AND RACHEL WEISS-HOWARDS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 53.1 feet of Lot No. 52 on the Plan of KENNEDY AND GRAVES' SUBDIVISION OF BLOCKS "C" & "D", MONTE VISTA, as of record in Plat Book 843, page 14, Register's Office for said County.

Said Easterly part of Lot No. 52 fronts 53.1 feet on the Southerly side of McAlpine, formerly Alpine Avenue, and runs back between parallel lines 388.5 feet to a dead line.

Being the same property conveyed to Connie M. Williams and Sheila F. Tidwell, both unmarried, as tenants in common with the right of survivorship, from Fred R. Bracey and wife, Sheryl G. Bracey, by warranty deed dated August 26, 2005 of record in Instrument No. 20050829-0103016, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, from SHEILA F. TIDWELL and CONNIE M. WILLIAMS, both unmarried, by quitclaim deed dated July 3, 2007, of record in Instrument No. 20070705-0079971, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 843, page 14; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4720, page 476; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1326 MCALPINE AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. 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; 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 our hands this 22nd day of August, 2025.

RARE EARTH PROPERTIES
A Tennessee General Partnership

By: Sheila F. Tidwell, Partner

By: Connie M. Williams, Partner

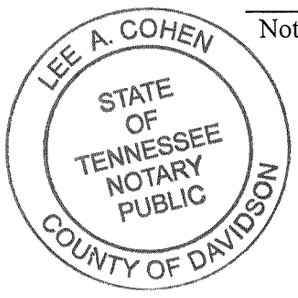
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sheila F. Tidwell and Connie M. Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of **Rare Earth Properties,** the within-named bargainor, a Tennessee General Partnership, and that they as such partners, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Rare Earth Properties,** by themselves as such partners.

Witness my hand and official seal at office this 22nd day of August, 2025.

My commission expires: **March 3, 2026**

Notary Public



True Copy Certification

I, **Tonya Cherry,** 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 this the 22 day of August, 2025.

Affiant Signature
Date 8/22/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027