WARRANTY DEED

Karen Johnson
Batch # 1324274
09/19/2025 10:52:57 AM
Fees: $13.00 Taxes: $962.00

Davidson County
DEEDWARR
2 pgs

20250919-0074990

DM-ERE-25-3290-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Wilma J. Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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)
Wilma Blair	**New Owner**	
(NAME)	(NAME)	**080-08-0-277.00**
3290 Hinkle Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-3108		
(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, **ROBERT STOUT AND YVONNE STOUT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILMA BLAIR, UNMARRIED,** 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. 10 on Plan of Section Four, Bordeaux Hills, of Record In Plat book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which Plat Reference is hereby made for a more complete Description

Being the same property conveyed to Jackie Williams Jones, married by Cash Deed from Alphonso Jackson, Secretary for Secretary of housing and Urban Development of washington D.C record in Instrument No. 20070725-0088284 Register's Office for Davidson County, Tennessee, dated July 23, 2007 and recorded on July 25, 2007.

Said Jackie Williams Jones died on July 17, 2024 and Affidavit of Heirship recorded on November 22, 2024 and Instrument No. 20241122-0091502 and Affidavit of Heirship recorded on November 22, 2024 and Instrument No. 20241122-0091503

Being the same property conveyed to Bryan K. Jones by Quitclaim Deed from Ashley P. Jones, Bryan k. Jones and Lagenia J. Knox of record in Instrument No. 20241122-00911504 Register's Office for Davidson County, Tennessee, dated November 05, 2024 and recorded on November 22, 2024.

Being the same property conveyed to Robert Stout and Yvonne Stout, husband and wife by Warranty Deed from Bryan K. Jones, unmarried of record in Instrument No. 20250729-0059776 Register's Office for Davidson County, Tennessee, dated July 25, 2025 and recorded on July 29, 2025.

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 3600, Page 49, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3765, Page 141, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3290 Hinkle Drive, Nashville, Tennessee 37218-3108**.

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 17th DAY OF SEPTEMBER, 2025.

Robert Stout

Yvonne Stout

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT STOUT, 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 17th of September, 2025.

Notary Public
My Commission Expires: 7-2-29
(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, YVONNE STOUT, 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 17th of September, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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