WARRANTY DEED

Karen Johnson Davidson County
Batch # 1342824 DEEDWARR
11/07/2025 12:42:56 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20251107-0088947

LB-CW-24-1916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Nov, 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)
Chris Wright	**Same as New Owner**	
(NAME)	(NAME)	**083 06 0 380.00**
307A S 10th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 W. STATEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRIS WRIGHT,** 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:

Being Lots No. 10 and 11 on the Plan of MCEWEN PLACE, of record in Plat Book 332, Page 133, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Said Lots No. 10 and 11 front 68.5 feet on the Southerly margin of Eastland Avenue and extends back 139.0 feet on the Westerly line and 138.4 feet on the Easterly line to a line in the rear measuring 67.0 feet thereon.

Being the same property conveyed to Robert Wayne Staten, by Order Granting Default Judgement For Quiet Title, under Docket No. 24-1279-II, in the Chancery Court for Davidson County, Tennessee, at Nashville, Part II, and of record in Instrument No. 20250714-0055392, in the Register's Office of Davidson County, Tennessee, dated June 13th, 2025, and recorded on July 14th, 2025.

Being the same property previously conveyed to Robert Wayne Staten by Ruby E. Cook, by deed, which has never been recorded and has since been lost.

Being the same property conveyed to Ruby E. Cook, unmarried, by Warranty Deed from Regions Bank (formerly known as First Security Bank of Tennessee), of record in Book 9520, Page 883, in the Register's Office of Davidson County, Tennessee, dated November 14, 1994 and recorded on November 15, 1994.

This conveyance is subject to:
- Taxes and assessments for the year 2025 now due and payable, but not yet delinquent.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MC. EWEN PLACE, as recorded in Plat Book 332, Page(s) 133.
- Order Granting Default Judgment for Quiet Title recorded in Instrument No. 20250714-0055392.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1916 Eastland Ave, Nashville, Tennessee 37206**.

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 5 DAY OF Nov, 2025.

Robert W. Staten

Georgia Staten

Georgia Staten, spouse of Robert W. Staten, hereby joins in this conveyance and does transfer and convey any and all marital interest may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. STATEN, 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 5 of Nov, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. STATEN, 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 5 of Nov, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

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

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