WARRANTY DEED

Karen Johnson
Batch # 1476745
09/23/2026 03:11:59 PM
Fees: $13.00 Taxes: $1,054.13

Davidson County
DEEDWARR
2 pgs

20260923-0088387

B-ELAM-26-217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/8/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Theodore Evan Bailey	**Mortgage Investors Group, Secretary of Housing & Urban Development**	
(NAME)	(NAME)	**043 05 0 206.00**
217 Wiley St	**10118 Parkside Dr, Ste. 100**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Knoxville, TN 37922**	
(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 RYAN DAVIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THEODORE EVAN BAILEY, 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of OVERLOOK ESTATES, BLOCK "B" of record in Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 14 fronts 50 feet on the northerly margin of Wiley Street and extends back 135 feet on the easterly and westerly lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Robert Ryan Davis, a single man, by Warranty Deed from Kudzu Real Estate, Inc, of record in Instrument No. 20191008-0102995, in the Register's Office of Davidson County, Tennessee, dated October 07, 2019 and recorded on October 08, 2019. Robert Ryan Davis, having since married. Said property is not and has never been his primary marital residence.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OVERLOOK ESTATES, BLOCK "B", as recorded in Plat Book 843, Page(s) 105.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **217 Wiley St, 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 17th DAY OF SEPTEMBER, 2026.

Robert Ryan Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT RYAN DAVIS, 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 18th of September, 2026.

Katherine Cooper
Notary Public
My Commission Expires: 07/02/29
(SEAL)



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