Davidson County DEEDWARR
Recvd: 06/04/08 14:15 2 pgs
Fees:13.00 Taxes:1924.00

20080604-0057316

File No. 280401413

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2410

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Kuharsky	Teresa Kuharsky	129-01-0-012.00
(NAME) 6612 Jocelyn Hollow	(NAME) 6612 Jocelyn Hollow	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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 considerations, the receipt of which is hereby acknowledged, We, Arnold Huskey and wife, Maureen Huskey, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Teresa Kuharsky and husband, Paul Kuharsky, hereinafter called the grantee(s), 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 Lot No. 952 on the plan of West Meade Farms, Section 15, as of record in Book 2663, pages 54 and 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 952 being a corner lot fronts 93.7 feet on the northwesterly side of Jocelyn Hollow Road; 202.1 feet on the curving northeasterly side of Saxon Court; and 37.6 feet on the curving corner at said intersection and runs back between coverging lines 286 feet on the westerly side line and 398 feet on the northeasterly side line to a point at the rear.

Being the same property conveyed to Arnold Huskey and wife, Maureen Huskey by warranty deed from Linda S. Nichols, unmarried, of record in Instrument No. 20061011-0126223, Register's Office for Davidson County, Tennessee, dated October 9, 2006.

Subject to all matters as set forth per Plat Book 2663, Page 54 and 55, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6612 Jocelyn Hollow, Nashville, TN 37205
(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 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 hands this 2nd day of June, 2008.

Arnold Huskey by Mary Love Patton, attorney in fact
Arnold Huskey
By: Mary Love Patton, Attorney-in-Fact

Maureen Huskey by Mary Love Patton attorney in fact
Maureen Huskey
By: Mary Love Patton, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Love Patton, with whom I am personally acquainted and show proved herself to be the Attorney in fact of Arnold Huskey and Maureen Huskey, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 20th day of May, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 280401413

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds