WARRANTY DEED

Karen Johnson Davidson County
Batch# 222926 DEEDWARR
04/29/2019 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $148.00
20190429-0038870

File No. TE0005217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lee Van Kluyve, Paula Fazilat	New Owner	087-00-0-039.00
(NAME)	(NAME)	
7100 Lenox Village Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Paul R. Odum, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Lee Van Kluyve** and **Paula Fazilat, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in the old 4th, now the 2nd Civil District of Nashville Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an old concrete monument located on the northerly margin of North New Hope Road; said monument being a corner of New Hope Meadows, Phase II, of record in Book 6900, Page 724, said Registers Office, said monument also being located in the rear boundary line of Lot No. 91; thence with said margin of North New Hope Road and in a northwesterly direction of a curve to the left having a radius of 140.77 feet, an arc length of 104.16 feet, chord of North 43 degrees 49 minutes 15 seconds West, 101.80 feet to a new iron rod; thence North 64 degrees 01 minutes 03 seconds, West 6.11 feet to a new iron rod; thence in a northwesterly direction with a curve to the right having a radius of 25 feet, and arc length of 44.40 feet, chord of North 13 degrees 07 minutes 46 seconds 38.79 feet to an iron rod situated in the easterly margin of Old Lebanon Dirt Road; thence, with the said margin of Oid Lebanon Dirt Road North 37 degrees 45 minutes 32 seconds East, 245.66 feet to an old concrete monument; said monument being the westerly boundary of the aforementioned New Hope Meadows Phase II; said monument being the rear of Lot No. 86; thence leaving the said margin of Old Lebanon Dirt Road and with the said boundary line of New Hope Meadows Phase II, South 12 degrees 12 minutes 30 seconds West, 316.49 feet to the point of beginning and containing 0.47 acres (17,322 square feet), more or less, per tax assessors office and according to a survey by C. Michael Moran, R.S. #970, 245 Noah Drive, Franklin; TN 37064.

Being the same property conveyed to Paul R. Odum by Warranty Deed from John D. McCormick and wife, Lois P. McCormick of record in Instrument No. 20170327-0029538, in the Register's Office of Davidson County, Tennessee, dated March 23, 2017 and recorded March 27, 2017.

Subject property is not a marital residence for Grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 900 Old Lebanon Dirt Rd., Hermitage, TN 37076

(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, 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 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 my hand this 25th day of April, 2019.

Paul R. Odum

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paul R. Odum, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of April, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

