# WARRANTY DEED

Karen Johnson Davidson County
Batch# 228662 **DEEDWARR**
05/10/2019 01:22:10 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20190510-0044199

O-DR-19-8367

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-3-22 (AFFIX SEAL)

**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) |
|---|---|---|
| **Sarah Vessels and Jonathan Rowlands** | **Pinnacle Bank** | |
| (NAME) | (NAME) | **155-15-3.00** |
| **8367 Greenvale Drive** | **150 3rd Avenue South, Suite 1000** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **Nashville, TN 37201** | |
| (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, **KARYN D. MENCK, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH VESSELS AND JONATHAN ROWLANDS, WIFE AND HUSBAND,** 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. 20 on the Plan of Natchez Trace Estates, Section II, of record in Plat Book 4675, Page 54, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Karyn D. Menck by Quitclaim Deed from Jon Kevin Menck (aka John Kevin Menck) recorded August 22, 2012 in Instrument No. 20120822-0075658 and by Quitclaim Deed from John Kevin Menck recorded July 27, 2012 in Instrument No. 20120727-0066552, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Kevin Menck and wife, Karyn D. Menck by Warranty Deed from Barbara A. Sutton Marks recorded November 22, 1994 in Book 9526, Page 354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8367 Greenvale Drive, Nashville, Tennessee 37221**.

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 8th DAY OF MAY, 2019.

Karyn D. Menck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARYN D. MENCK, 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 8th of May, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212