WARRANTY DEED

Karen Johnson Davidson County
Batch# 234389 DEEDWARR
05/24/2019 10:10:08 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20190524-0049346

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-4-21
(AFFIX SEAL)

JONATHON TRISTON JACOBS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: ARK190255TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John D. Urich and Sarah L. Urich	John D. Urich and Sarah L. Urich	
(NAME) 1225 Howard Avenue	(NAME) 1225 Howard Avenue	072-03-0-142.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Five Thousand And No/100 Dollars ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOLLY S. GREENE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN D. URICH AND SARAH L. URICH**, HEREINAFTER CALLED THE GRANTEES, 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 West one-half of Lot No. 159 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of lot front 50 feet on the North side of Howard Avenue and runs back between parallel lines 205 feet to a dead line

Being the same property conveyed to Holly S. Greene by Quitclaim deed from Kelly Michelle Greene, Holly S. Greene and Derek Thomas Greene, sole heirs at law, Joyce Elaine Weiss of record in Instrument No. 20171004-0101936 Register's Office for Davidson County, Tennessee, dated September 20, 2017 and recorded on October 04, 2017..

unimproved ☐
This is improved ☒ property, known as 1225 Howard Avenue, Nashville, TN 37216
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Holly S. Greene this 21st day of May, 2019.

Holly S. Greene

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of May, 2019, before me personally appeared Holly S. Greene to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 21st day of May, 2019.

Commission Expires: _____

Notary Public

MATTHEW PHELAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022