Karen Johnson Davidson County
Batch# 258341 DEEDWARR
07/17/2019 03:34:34 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20190717-0070095

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Brent M. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Smith and Caroline Smith 5201 Idaho Avenue Nashville, TN 37209	New Owner	103-03-0-111

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Stephen T. Ticaric and wife, Sally A. Ticaric, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robert Smith and Caroline Smith, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Block 25 on the REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Idaho Avenue at a point 110.00 feet west of the southwest corner of said Avenue and 50th Avenue, North, formerly 9th Street; thence with the southerly margin of said Avenue westwardly 50.0 feet; thence at right angles southerly 150.0 feet to the northerly margin of an alley; thence with said alley easterly 50.0 feet; thence at right angles northerly 150.0 feet to the beginning.

Being the same property conveyed to Stephen T. Ticaric and wife, Sally A. Ticaric by Warranty Deed dated 06/28/2010, from C. Gregory Stewart, unmarried, of record in Instrument 20100629-0050814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5005 Idaho Avenue, Nashville, TN 37209

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/our hand(s) this the 17th day of July, 2019.

Stephen T. Ticaric

Stephen T. Ticaric

Sally A. Ticaric

Sally A. Ticaric

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Stephen T. Ticaric and Sally A. Ticaric with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 17th of July, 2019.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE