Karen Johnson Davidson County
Batch# 271492 DEEDWARR
08/14/2019 01:41:58 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20190814-0081318

Warranty Deed

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00. Affiant Subscribed and sworn to before me, this the 12th day of August, 2019. Notary Public My commission expires: 3/7/23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Drew Payton Holden	new owner	061-15-0-340.00
1108 Marion Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SCOTT SERDOZ AND EMILY SERDOZ FKA EMILY SHEFFER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREW HOLDEN, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 289 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., January 5, 1955, as follows:

Beginning at an iron pin on the southerly margin of Marion Street or Avenue, at a point 216.07 feet East of the Easterly margin of the Gallatin Pike, the Northeast corner of the property conveyed to Robert L. Doggett and wife, by deed from Jo T. Gibson Ellis of record in Book 2338, page 507, said Register's Office; thence with the Southerly margin of Marion Street or Avenue, Eastwardly 57 feet to a point 68 inch West of the line between Lot Nos. 289 and 290, thence Southwardly at all points 68' west of the line between Lot Nos. 289 and 290, 205 feet more or less, to the Northerly line of Lot No. 295; thence with said line, Westwardly 69.7 feet to an iron pin; the Southeast corner of said Doggett property; thence with the Easterly line of said Doggett property, Northwardly 205.39 feet to the beginning.

Being the same property conveyed to Emily Sheffer, an unmarried women, and Scott Serdoz, an unmarried man, as joint tenants in common with rights of survivorship by Warranty deed from Craig Griffin and Bethany Griffin, husband and wife of record in Instrument No. 20160630-0066993 Register's Office for Davidson County, Tennessee, dated June 27, 2016 and recorded on June 30, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-19-1108

The address of the herein described property is believed to be 1108 Marion Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of August, 2019.

Scott Serdoz

Emily Serdoz FKA Emily Sheffer

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 Scott Serdoz and Emily Serdoz FKA Emily Sheffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021