WARRANTY DEED

Karen Johnson Davidson County
Batch# 282680 DEEDWARR
09/09/2019 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20190909-0090835

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title and Escrow, LLC, 513 3rd Ave., North, Nashville, TN 37210

File No.: AGL-19-0024-RES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian Wozniak	New Owner	051-12-0-108.00
(NAME) 420 Beech Avenue	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars and No Cents ($10.00) , 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, **MISTY HOWELL AND BRADLEY HOLLAR, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRIAN WOZNIAK, Unmarried**, 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:

Being the westerly part of Lot No. 6 on the unregistered plan of OLD HAYSBORO PARK LOT as shown on the plat of MONTAGUE PARK SUBDIVISION, as shown on plat of record in Book 421, Page 141, in the Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

Beginning on the southerly margin of Beech Avenue at the northeast corner of Lot No. 18 on the MAP OF ANDREW JACKSON'S ADDITION TO MONTAGUE PARK SUBDIVISION, as shown of record in Book 547, pages 83 and 84, in said Register's Office, thence with the easterly line of said lot, southwardly 152 feet to the northwest corner of Lot No. 24 on the said Jackson's Addition; thence with the northerly line of Lots No. 24 and 25, eastwardly 60 feet, thence northerly 154 feet, more or less, to the southerly margin of Beech Avenue, thence with said Avenue, westerly 60 feet to the beginning.

Being the same property conveyed to Misty Howell by Warranty Deed from Joyce McKelvey and Carl McKelvey, Jr., wife and husband, dated April 16, 2010 and recorded on April 20, 2010, in Instrument No.

Bradley Hollar joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Misty Howell.

unimproved ☐
This is improved ☒ property known as 420 Beech Ave., Madison, TN 37115
(House No.) (Street) (City or Town), (State) (Postal Zip)

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

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 6th day of September, 2019.

Misty Howell

Bradley Hollar

STATE OF Tennessee
OF Davidson

On this the 6th of September, 2019, before me, the undersigned Notary Public, personally appeared Misty Howell and Bradley Hollar, known to me (or proved to me on the basis of satisfactory evidence) to be the person or person(s) who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of September, 2019.

Notary Public
My Commission Expires: 09/22/2021
(SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

