WARRANTY DEED

Karen Johnson Davidson County
Batch# 294755 **DEEDWARR**
10/02/2019 03:10:24 PM 2 pgs
Fees: $13.00 Taxes: $1,896.25

20191002-0100792

File No. DH0005346

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THIS 30th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariel Zadai, Paul M. Davidson, Christine M. Davidson, Paul T. Davidson	NEW OWNER	
(NAME)	(NAME)	
950 Forest Acres Ct		146-13-0-003.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Christie L. Remaly, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ariel Zadai and Paul M. Davidson, wife and husband, as to an undivided 50% interest and Paul T. Davidson and Christine Davidson, husband and wife, as to an undivided 50% interest, each as tenants in common,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 12 on the Plan of Forest Acres Subdivision, Section 4 of record in Plat Book 2331, Page 156, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southerly margin of Otter Creek Road, at the corner of Lots Numbers 12 and 13; thence with the line between said two lots, Southwardly 435.30 feet to a point in the Northerly lot line of Lot Number 15; thence with same, Southwestwardly 185.15 feet to a point in the Easterly margin of Forest Acres Court; thence with same and around a curve in a Westerly direction, 65.06 feet to the corner of Lots 12 and Parcel "A"; thence with the line between said two lots, North 11 degrees 16 minutes 25 seconds West 507.62 feet to the Southerly margin of said Otter Creek Road; thence with same, Eastwardly 239.71 feet to the beginning.

Saving and excepting that property conveyed by deed recorded July 18, 2000, in Instrument No. 200007180070972, said Register's Office, and further see replat of Lot 12 as recorded in Book 6900, page 679, said Register's Office.

Being the same property conveyed to Christie L. Remaly by Warranty deed from Sam Peden of record in Instrument No. 20030818-0119119 Register's Office for Davidson County, Tennessee, dated August 13, 2003 and recorded on August 18, 2003. (Value of consideration shown in aforementioned deed $175,760.00.) Being also known as 950 Forest Acres Ct Nashville, Tennessee 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 950 Forest Acres Ct, Nashville, TN 37220

(House Number) (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.

Witness my hand this 30th day of September, 2019.

Christie L. Remaly

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 Christie L. Remaly, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of September, 2019.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES19-950