RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-P-20-926

WARRANTY DEED

Karen Johnson Davidson County
Batch# 358394 DEEDWARR
02/14/2020 10:53:30 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20200214-0017123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2020.

NOTARY PUBLIC

My commission expires: 1/3/23

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Jursik 926 30th Avenue North Nashville, TN 37209	~~Same address as new owner~~ CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville TN 37215	092-06-0-024.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Fifteen Thousand and 00/100 Dollars ($515,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES R. CHERRY JR. AND ANN M. CHERRY, AND ZACHARY TAYLOR,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **NICHOLAS JURSIK, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the North 50 feet of the South 250 feet of the West 150 feet of Block 13 on the Plan of Midway, of record in Book 421, page 11, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of 30th Avenue North and runs back between parallel lines, parallel to and 200 feet north of an alley, 150 feet to another alley in the rear.

Being the same property conveyed to James R. Cherry Jr. and Ann M. Cherry, and Zachary Taylor, by Warranty Deed from William Spann, a married man, dated 5/2/2019, recorded 5/9/2019, of record in Instrument No. 20190509-0043475, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 926 30th Avenue North, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of February, 2020.

JAMES R. CHERRY JR.

ANN M. CHERRY

ZACHARY TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James R. Cherry Jr., Ann M. Cherry and Zachary Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of February, 2020.

Notary Public
My commission expires: 9-8-22

