# WARRANTY DEED

Karen Johnson Davidson County
Batch# 361626 DEEDWARR
02/21/2020 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.47
20200221-0019783

G-FCR-20-01070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-5-23

(AFFIX SEAL)

BEDFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF KRISTIN L BROWN

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Al Rahal and Sarah Rahal** | SAME | |
| (NAME) | (NAME) | **072-06-0-196.00** |
| **1070 Zophi Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH THOMAS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AL RAHAL AND SARAH RAHAL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 38 on the Plan of Revised and Corrected Map of Subdivision of Casper Zopfi's Place of record in Plat Book 547, Page (s) 21 and 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Thomas, a married man by Warranty deed from Claudia E. Blyth, unmarried of record in Instrument No. 20161011-0107303 Register's Office for Davidson County, Tennessee, dated October 07, 2016 and recorded on October 11, 2016.

Cris Lee Lacy joins in this conveyance to convey any and all interest, marital or otherwise, she may have to said property.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 21 and 22, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1070 Zophi Street, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st DAY OF FEBRUARY, 2020.

Kenneth Thomas

Cris Lee Lacy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRIS LEE LACY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of February, 2020.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**True Copy Certification**

I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KRISTIN L BROWN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Notary's Signature

My Commission Expires: 3-5-23