Karen Johnson Davidson County
Batch# 364539 DEEDWARR
02/27/2020 10:35:52 AM 2 pgs
Fees: $13.00 Taxes: $872.09

20200227-0021869

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $235,700.00.

Affiant

Subscribed and sworn to before me, this 21st **day of February, 2020.**

Notary Public
My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

06-2001-77357

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Henderson Stolz	Same As Owner	062-02-0-A-085.00 CO
2730 River Bend Dr		
Nashville TN 37214		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Pavlek, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Henderson Stolz, an unmarried man**, hereinafter called the Grantees, their successors 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, Lot No. 91A on the Plan of River Trace Estates, Phase 1, Section 1 of record in Book 6250, Pages 995-997, Register's Office for Davidson County, Tennessee, said Lot No. 91A fronts 60.73 feet on the Easterly margin of River Bend Drive and extends back between parallel lines 123.50 feet to a dead line in the rear, measuring 60.73 feet thereon.

Being the same property conveyed to John Pavlek and Cynthia Pavlek, husband and wife by deed from Kenneth D. Fleming and wife, Lisa D. Fleming, dated June 20, 2008, recorded June 25, 2008, of record in Instrument No. 20080625-0065358, as corrected by Scrivener's Affidavit of record in Instrument No. 20090615-0055296, said Register's Office.

Further being the same property conveyed to John Pavlek, unmarried by Quitclaim Deed from John Pavlek, divorced-not remarried, and Cynthia Pavlek, divorced-not remarried, dated October 26, 2013, recorded December 16, 2013, of record in Instrument No. 20131216-0126926, Register's Office for Davidson County, Tennessee. Final Decree of Divorce filed on August 29, 2012 in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, Docket #11D2549. Being the same property conveyed to John Pavlek, unmarried by Quitclaim Deed from Cynthia Pavlek, unmarried recorded in Instrument Number 20200227-0021868, Register's office for Davidson County, Tennessee. Said Quitclaim is being recorded due to the lack of signature by Cynthia Pavlek on previous Quitclaim Deed of record in Instrument Number 20131216-0126926

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2730 River Bend Dr, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 18th day of February, 2020.

John Pavlek

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John Pavlek** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand on this 18 day of February, 2020.

Notary Public

My Commission expires: 2.6.2024

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024