Karen Johnson Davidson County
Batch# 386491 DEEDWARR
04/16/2020 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200416-0039788

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 245,000.00

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 4-17-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stefan Konrad Balcer	Same As	069-04-0-176.00
(NAME)	(NAME)	
112 E Fairview Drive	New Owners	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Harry **Armstrong, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stefan Konrad Balcer,** hereinafter called the GRANTEES, 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. 81 on the plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 89.55 feet on the northerly side of East Fairview Drive and runs back between lines, 144.04 feet on the easterly side and 103 feet on the westerly side to a line at the rear on which it measures 97.37 feet thereon.

Being the same property conveyed to Harry Armstrong, a married man by Quitclaim Deed dated March 20, 2020 from Keith Neal, Pennye Neal and Satrina Neal Sutton and will be recorded with the Register's Office for Davidson County, Tennessee. **202004160039787**

NOTE: This property has never been used by the Grantor as a residence, personal, marital or otherwise.

SUBJECT TO: Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

All matters on the Plan of record in Book 4460, Page 51, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 112 E Fairview Drive, Nashville, TN 37218
(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/our hands this 30th day of March, 2020.

Harry Armstrong

State of Tennessee
County of Davidson

Personally appeared before me Harry Armstrong, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of March, 2020.

Notary Public
My Commission Expires: 9-20-2022

File No.: 201911063

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

