Karen Johnson Davidson County
Batch# 400292 DEEDWARR
05/14/2020 02:30:18 PM 2 pgs
Fees: $13.00 Taxes: $836.20
20200514-0050251

WARRANTY DEED

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF May, 2020

Briana Gage
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Luke Jacob Leitz	SEND TAX BILLS TO: Luke Jacob Leitz	MAP-PARCEL NUMBERS
(NAME) 424 Chadwell Dr.	(NAME) 424 Chadwell Dr.	05103007500
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, WE, **Oskar & Company Properties, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luke Jacob Leitz, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 22 on the Plan of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for said County.

Said Lot NO. 22 fronts 70 feet on the north side of Chadwell Drive and extends back 251.4 feet on the easterly line and 239.2 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 69.5 feet thereon.

Being the same property conveyed to Oskar & Company Properties, LLC by virtue of that certain Warranty Deed dated August 8, 2018, and being of record at Instrument No. 20180813-0079887, in the amount of $150,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book 1835, Page 13, located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved	_					
This is improved	x	property, known as	424 Chadwell Dr.	Madison,	TN	37115
			(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-20-424

Witness my hand this 12th day of May, 2020.

RyLee Madison Krasner, Sole Member/President of Oskar & Company Properties, LLC

STATE OF Tennessee
COUNTY OF Davidson

Before me, Cari Allen, a Notary Public of said County and State, personally appeared RyLee Madison Krasner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member/President of Oskar & Company Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that she as such Sole Member/President executed the foregoing instrument for the purposes therein contained, by signing the name of Oskar & Company Properties, LLC by herself as Sole Member/President.

WITNESS my hand and official seal at office this 12th day of May, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021