Karen Johnson Davidson County
Batch# 423058 DEEDWARR
06/22/2020 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $804.75
20200622-0066767

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $217,500.00.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2020.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven Sadoff, Lisa Burdulis Gabriel Burdulis	MOVEMENT MORTGAGE	090-08-0-137.00
748 Croley Drive	8024 CALVIN HALL RD.	
Nashville, TN 37209	INDIAN LAND, SC	29707

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TORI HOWK AND MICHAEL HOWK, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN S. SADOFF AND LISA BURDULIS, HUSBAND AND WIFE AND GABRIEL BURDULIS, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 33 on the Plan of Subdivision of Lot No. 28 and part of Lot No. 30 of the B. F. Cockrill Farm of record in Plat Book 332, Page 2, in the Register's Office for said County.

Said Lot No. 33 fronts 52-1/2 feet on the easterly side of Gorman Avenue and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Tori Howk and Michael Howk, wife and husband by Warranty deed from Curtis Groves and Faith Groves, husband and wife of record in Instrument No. 20150929-0098686 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 29, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 748 Croley Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of June, 2020.

Tori Howk

Michael Howk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 16th day of June, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

