WARRANTY DEED

Karen Johnson Davidson County
Batch# 433163 **DEEDWARR**
07/08/2020 01:28:02 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20200708-0073992

JM-SB-VRES-20-902

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
John Petrosky	**NEW OWNER**	
(NAME)	(NAME)	**083-07-0-202.00**
902 Riverside Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **JEFFREY BIRNBAUM AND STEPHANIE BIRNBAUM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN PETROSKY, AN UNMARRIED MAN,** 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 the 11th Civil District of Davidson County, Tennessee, beginning at a point in the westerly margin of Riverside Drive, 75 feet north of the north margin of Eastland Avenue; thence westerly 159.6 feet to the east right of way line of the L & N Railroad; thence with the margin of said right of way line, northerly along a slight curve 75 feet, more or less, to a point; thence easterly 164.12 feet to the west margin of Riverside Drive; thence with the margin of the same, southerly 75 feet to the beginning.

Being the same property conveyed to Jeffrey Birnbaum and Stephanie Chiang by Warranty deed from Thomas H. Jarrett, Ginger L. Jarret and Robert Travis Jarret of record in Instrument No. 20150610-0054680 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 10, 2015.

The said Stephanie Chiang has since married Jeffrey Birnbaum and, as such, is now known as Stephanie Birnbaum.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Easement Deed by Court Order to U.S. Sprint Conmunications Co. of record in Instrument Number 201401140003779, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 967, 119. 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: **902 Riverside Dr, Nashville, Tennessee 37206**.

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 6th DAY OF JULY, 2020.

Jeffrey Birnbaum by Kristopher Esqueda his attorney-in-fact

Jeffrey Birnbaum
by Kristopher Esqueda as his Attorney-in-fact

Stephanie Birnbaum by Kristopher Esqueda her attorney-in-fact

Stephanie Birnbaum
by Kristopher Esqueda as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristopher Esqueda, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY BIRNBAUM AND STEPHANIE BIRNBAUM, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY BIRNBAUM AND STEPHANIE BIRNBAUM.

Witness my hand and official seal, this the 6th of July, 2020.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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