Karen Johnson Davidson County
Batch# 509606 DEEDWARR
11/06/2020 08:19:19 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20201106-0130262

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me this 27th day of October, 2020.

Notary Public

My Commission Expires: 03/07/2023

2020-619

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tyler S. Radecki	new owner	
3003 Dobbs Avenue		119-14-0-090.00
Nashville, TN, 37211		

WARRANTY DEED

For and in 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

David Garrett and Julie E. Garrett, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Tyler S. Radecki, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18, of Block "A" on the Plan of Woodbine Courts, Part 1 of record in Plat Book 1130, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Garrett and Julie E. Garrett, husband and wife by Warranty Deed from Kristy L. Kopko, unmarried of record in Instrument No. 20190820-0083518 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on August 20, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3003 Dobbs Avenue, Nashville, TN 37211.**

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-VROS-20-3003

Witness our hands this 27th day of October, 2020.

David Garrett

Julie E. Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Garrett and Julie E. Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2020.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

