WARRANTY DEED

Karen Johnson Davidson County
Batch# 537330 **DEEDWARR**
12/17/2020 03:23:06 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20201217-0149759

Y-SB-KN-20-1220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Kevin Novak	**Interlinc Mortgage Services, LLC**	
(NAME)	(NAME)	
1220 N 6th Street	**5875 N Sam Houston Pkwy West**	**071-16-0-201.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Houston, TX 77086**	
(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 acknowlecged, **JEFFREY L. NOVAK, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN NOVAK, 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 Davidson County, Tennessee, being Lot No. 105 on the northerly one-half of Lot No. 106 on the map of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 105 and part of 106 adjoin and front together 45 feet on the westerly side of North Sixth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Kevin Baynham, a single man by Warranty Deed from Carl McFall, Jr. unmarried of record in Instrument No. 20140904-0080810, Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on September 04, 2014. Kevin Baynham died March 06, 2019. Estate entered in the Seventh Circuit Court of Davidson County, Tennessee Probate Division as Docket No. 19P1238.

Being the same property conveyed to Jeffrey L. Novak, a married man by Warranty deed from Karen Curry, Administratrix of Estate of Kevin Earl Baynham, deceased of record in Instrument No. 20191112-0116672 Register's Office for Davidson County, Tennessee, dated November 08, 2019 and recorded on November 12, 2019.

Subject property was never the said Grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Right of Way of North 6th Street and an alley.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1220 N 6th Street, Nashville, Tennessee 37207**.

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 14th DAY OF DECEMBER, 2020.

Jeffrey L. Novak by John Gleaves, 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, JOHN GLEAVES, 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 L. NOVAK, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY L. NOVAK.

Witness my hand and official seal, this the 14th of December, 2020.

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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