Karen Johnson Davidson County
Batch# 549391 DEEDWARR
01/07/2021 11:28:19 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20210107-0003315

PREPARED BY: J. GILBERT PARRISH, JR., ATTORNEY AT LAW
60 Brazelton Street, Unit 9, Savannah, Tennessee 38372

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, STEPHEN GOBBELL, II and wife, MOLLIE GOBBELL, have bargained and sold and do hereby bargain, sell, transfer, and convey unto JANICE TANT, single her heirs and assigns forever in fee simple, certain real property located Davidson County, Tennessee, and which is bounded and described as follows, to-wit:

**Map & Parcel No: 141-05-0A,166.00-CO**

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Final Plat of Avondale Park, Phase 2, Section 4, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20110208-0011100, 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 also known as 1453 Scarcroft Lane, Nashville, Tennessee 37221.

Being the same property conveyed to Stephen Gobbell, II and wife, Mollie Gobbell by deed of Jeffrey Edward Crabiel and wife, Haley Crabiel dated June 30, 2020 and recorded in as Instrument Number 20200702-0071804 in the Davidson County Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said JANICE TANT, her heirs and assigns forever, in fee simple.

And we do COVENANT with the said JANICE TANT, her heirs and assigns, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and that the same is unencumbered except by the taxes for the current year which will be prorated as of the date of the execution of this instrument and this property

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CR-20-1453

is made subject to the notes, easements, building setback lines and all matters including applicable conditions, restrictions, reservations, easements, etc., as shown on the recorded plat; all other easements and restrictions of record and easements that would be made visible by an inspection of the premises; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the index book of the said Register's Office; and any other matters which an accurate survey of the property might disclose.

And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land unto the said JANICE TANT, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of January, 2021.

STEPHEN GOBBELL, II

MOLLIE GOBBELL

STATE OF TENNESSEE
COUNTY OF HARDIN

Personally appeared before me, the undersigned Notary Public in and for said County and State, STEPHEN GOBBELL, II and wife, MOLLIE GOBBELL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 4th day of January, 2021.

My Commission Expires: 12-12-21

NOTARY PUBLIC

JENNIFER LACEY
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration to this transfer, or value of the property or interest in property transferred, whichever is greater, is $406,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Janice Tant
AFFIANT

Subscribed and sworn to before me on this the 4th day of January, 2021.

My Commission Expires: 1-3-22

NOTARY PUBLIC

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

MAIL TAX NOTICES TO:
~~JANICE TANT~~ SWBC
9311 San Pedro #100
San Antonio TX 78216

New owner:
Janice Tant
1453 Scarcroft Ln
Nashville TN 37221