# WARRANTY DEED

Karen Johnson Davidson County
Batch# 561621 DEEDWARR
01/26/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210126-0011643

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$440,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2021.

Notary Public

My commission expires: ~~11-23~~ 11-6-23

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Evan A. Radtke**<br>**Mary Freeman** | New Owner | **Map 119-13-0 Parcel 213.00** |
| **474 Radnor St.** | 474 Radnor St. | |
| **Nashville, TN 37211** | Nashville, TN 37211 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Brian Chester, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Evan Radtke, an unmarried man, and Mary Freeman, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, 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 the easterly one-half of Lot No. 94 and Lot No. 95 on the Map of College Heights, of record in Plat Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Said property fronts 75 feet on the northeasterly margin of Radnor Street and extends back between parallel lines 169 feet to an alley.**

**Being the same property conveyed to Brian Chester, by Warranty Deed dated May 28, 2019 from Tracey Simmons, unmarried, of record in Instrument No. 20190530-0051019, Register's Office for Davidson County, Tennessee.**

**This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 332, Page 19, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenant for Detached Structure contained in instrument of record in Instrument No. 20200901-0099365, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as **474 Radnor St., Nashville, TN 37211**

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 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 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.

Witness my/our hand(s) this **25th** day of **January, 2021.**

**Brian Chester**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Brian Chester,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **January, 2021.**

**Notary Public**

**My Commission Expires:** 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Ryan Lux, 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 Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON