Karen Johnson Davidson County
Batch# 578793 DEEDWARR
02/25/2021 11:54:53 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20210225-0023917

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF February, 2021.

Notary Public

(Affix Seal)

My Commission Expires: _____

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

ENGLAND-H21039

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ashley Evans England and Grant Stephens England, Wife and Husband	SAME	072.07-0-076.00
1134 Kirkland Avenue		
Nashville, TN 37216		

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, I/we, CRAIG A. BOTKO AND SHARI V. BOTKO, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ASHLEY EVANS ENGLAND AND GRANT STEPHENS ENGLAND, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs 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 the westerly one-half of Lot No. 10 on the Plan of Inglewood Lots, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 10 fronts 50 feet on the southerly margin of Kirkland Avenue, and runs back on its easterly line 171.75 feet, more or less, and on its westerly line 174.4 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Craig A. Botko and Shari V. Botko, husband and wife, by deed from Kenneth Leibfritz and Debbie L Cook, tenants in common, of record in Instrument No.20200824-0095141, recorded on 08/24/2020, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1134 Kirkland Avenue, Nashville, Tennessee 37216.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE 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, 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, 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 #: C-VRE-21-1134

Witness my/our hand(s) this 16th day of February, 2021 :

Craig A. Botko

Shari V. Botko

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda McHannah, a Notary Public in and for said County and State, the within named CRAIG A. BOTKO AND SHARI V. BOTKO, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 16th day of February, 2021.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023