Karen Johnson Davidson County
Batch# 620521 DEEDWARR
04/22/2021 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $4,258.70
20210422-0053906

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210334020

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,151,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of April, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles M. Tyndal, III. and Chandler V. Tyndal 3614 Pilcher Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 104 01 0 255.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher R. Janowiecki and Leigh B. Taylor, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles M. Tyndal, III. and Chandler V. Tyndal, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50.0 feet front and the Westerly 25.0 feet rear of Lot No. 173 and the Easterly 25.0 feet triangular strip off the rear of Lot No. 172 on the Plan of Map of West Grove Addition, of record in Book 421, Page 88, Register's Office for Davidson County, Tennessee.

Beginning at a point in the North margin of Pilcher Avenue, the common corner of Lots Nos. 173 and 174, being the Southwest corner of the property conveyed to Raymond T. Snoddy and wife, by deed from Thurman Sensing, Trustee, of record in Book 1153, Page 614, said Register's Office; thence with Snoddy's Westerly line Northerly 370.0 feet, more or less, to a point in the Southerly margin of the right-of-way of the N.C. and St. L Railroad; thence with said Railroad Westerly 50.0 feet to a point 25.0 feet West of the common corner of Lots Nos. 172 and 173; thence Southerly parallel to Snoddy's Westerly line 357.5 feet, more or less, to the North margin of Pilcher Avenue; thence with the margin of the same Easterly 50.0 feet to the beginning.

Being the same property conveyed to Christopher R. Janowiecki and Leigh B. Taylor, husband and wife, by Warranty Deed from Michele E. Keith, a single woman and Michele K. Keith, a married woman, as joint tenants with right of survivorship, of record in Instrument No. 20160509-0045881, in the Register's Office of Davidson County, Tennessee, dated April 29, 2016, and recorded on May 09, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Grove Addition, as recorded in Plat Book 421, Page(s) 88.

This is improved property located at 3614 Pilcher Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April, 2021.

CHRISTOPHER R. JANOWIECKI BY
Christopher R. Janowiecki
By: Leigh B. Taylor, Attorney in Fact
, ATTORNEY IN FACT

Leigh B. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leigh B. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Christopher R. Janowiecki and that she is authorized by Christopher R. Janowiecki to execute this instrument on her behalf.

WITNESS my hand, at office, this 21st day of April, 2021.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY