Karen Johnson Davidson County
Batch# 629996 DEEDWARR
05/06/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,612.83
20210506-0060893

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/19/2023

(AFFIX SEAL)

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

DM-SB-PT-21-2410

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)
James Krystofik	**New Owner**	
(NAME)	(NAME)	
2410 Stivers Street		**070-05-0-039.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 acknowledged, **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES KRYSTOFIK, A SINGLE 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 part of Lot No. 10 on the Plan of Alpine Terrace of record in Plat Book 421, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property, and being more particularly described as follows:

Beginning at a point in the Easterly margin of Stivers Street, 255 feet North of the North margin of West Street; thence South 83 degrees East 117.8 feet to an iron pin; thence Northerly around a slight curve, along the West line of Goodrich Street, 55 feet more or less to another pin; thence Northwesterly 102 feet to an iron pin the Easterly margin of Stivers Street; thence with the margin of said street, South 28 degrees West 75 feet to the beginning.

Being a portion of the same property conveyed to Phillip Taylor, unmarried by Warranty deed from David S. Vandygriff, married of record in Instrument No. 20190729-0074477 Register's Office for Davidson County, Tennessee, dated July 26, 2019 and recorded on July 29, 2019.

Being the same property conveyed to Taylormade Contracting, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Phillip Taylor, single of record in Instrument No. 20201001-0113655 Register's Office for Davidson County, Tennessee, dated July 28, 2020 and recorded on October 01, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 131, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2410 Stivers Street, Nashville, Tennessee 37218**.

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 3 DAY OF MAY, 2021.

Taylormade Contracting, LLC, a Tennessee Limited Liability Company

BY: _____
Phillip E. Taylor
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PHILLIP E. TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 3rd of May, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

