Karen Johnson Davidson County
Batch# 649902 DEEDWARR
06/04/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20210604-0075165

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOHN R RUDOLPH, III, A MARRIED MAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN P. GARLIT, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT B ON THE PLAN OF THE HOMES AT 469 RADNOR, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A PLANNED UNIT DEVELOPMENT CREATED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 66-27-103(B), ET SEQ, AS SHOWN BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 469 RADNOR OF RECORD IN INSTRUMENT NO 20200611-0059640, AND ANY AND ALL AMENDMENTS THERETO, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH INTEREST IN COMMON AREAS AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS DESIGNATED AS APPURTENANT TO UNIT B.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO JOHN R RUDOLPH III, A MARRIED PERSON, BY WARRANTY DEED FROM JOHN KAUL, A SINGLE PERSON, DATED JUNE 10, 2020, OF RECORD IN INSTRUMENT NO 20200611-0059639, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY WAS INVESTMENT PROPERTY NOT OCCUPIED BY THE GRANTOR OR ANY MEMBER OF HIS/HER IMMEDIATE FAMILY AS A PRIMARY RESIDENCE.

This is improved property, known as 469B RADNOR ST, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 1st day of June, 2021.

JOHN R RUDOLPH III

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JOHN R RUDOLPH III**, the within named bargainors, 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.

DONE at offices in Clarksville, TN, on this the 1st day of June, 2021.

NOTARY PUBLIC
My commission expires: 1.19.25

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 540,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2021.

NOTARY PUBLIC
My commission expires: 4/17/2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Address New Owner(s) as follows:
Jonathan P. Garlit
469 B. Radnor Street
Nashville, TN 37211

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
119 13 0D 002.00

True Copy Certification

I, **Jessica Gebhart** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Gebhart

Jessica Gebhart

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Jessica Gebhart** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M. Jones

Christy M. Jones
My Commission Expires:

SEAL

