Karen Johnson Davidson County
Batch# 668242 DEEDWARR
06/30/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210630-0088595

Warranty Deed

J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm. Exp. May 2, 2022 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this the 29th day of June, 2021. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel O'Dell and Kathryn O'Dell	New Owner(s)	073-13-0-076.00
1503 Wendell Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TYLER LISOWSKI AND KELLY KNOWLES LISOWSKI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL O'DELL AND KATHRYN O'DELL HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 14 on the Plan of Dugger Heights No. Two of record in Plat Book 1424, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 70 feet on the Easterly side of Wendell Avenue and runs back between lines, 247.5 feet on the North line and 146 feet on the South line to a dead line in the rear on which it measures 121.3 feet.

Being the same property conveyed to Tyler Lisowski, a single man, by Warranty Deed from Virginia Vaughn Robertson and Rebecca Jo Cothran, as Co-Executrixes to the Estate of Edna A. Hooten, deceased, of record in Instrument No. 20160322-0027252 Register's Office for Davidson County, Tennessee, dated March 21, 2016 and recorded on March 22, 2016.

Being the same property conveyed to Tyler Lisowski and Kelly Knowles Lisowski, husband and wife, by Quitclaim Deed from Tyler Lisowski, married, of record in Instrument No. 20191004-0101719 Register's Office for Davidson County, Tennessee, dated October 03, 2019 and recorded on October 04, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1503 Wendell Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2021.

Tyler Lisowski

Kelly Knowles Lisowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tyler Lisowski and Kelly Knowles Lisowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

