Karen Johnson Davidson County
Batch# 711892 DEEDWARR
09/08/2021 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $756.65
20210908-0120365

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0698

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kevin Sindorf and Kristen Sindorf	NEW OWNER	Map: 13301034700
(NAME) 205 College St.	(NAME)	
(ADDRESS) Portland, TN 37148	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($204,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHELSEA E. NOYES, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEVIN SINDORF AND KRISTEN SINDORF, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, 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, and being Lot No. 4-B on the plan of Zone Lot Division Resubdivision of Lots 1,2,3, and 4 of the Resubdivision of Lots 39 and 40, H.G. McNabb Subdivision, as of record at Plat Book 6250, Page 546, amending Plat Book 6250, Page 245, in the Register's Office for said County, and to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Chelsea E. Noyes, a single woman, by deed from Robert L. Lenk, Jr., married, of record in Instrument No. 20200205-0013384, dated February 4, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 546, amending Plat Book 6250, Page 245, said Register's Office.

Joint Driveway Maintenance Easement of record in Book 5631, Page 492, said Register's Office for said County.

Sewer Easement of record in Book 4259, Page 974, (See Plat Book 5210, Page 306), Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1333, Page 387, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 535 Drake Ave, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 1 day of September, 2021.

J DAVID MORGAN JR
My Commission Expires
NOTARY PUBLIC
January 18, 2022
WAKE COUNTY, NC

Chelsea E. Noyes
Chelsea E. Noyes

STATE OF NORTH CAROLINA
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chelsea E. Noyes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 1st day of September, 2021.

My Commission Expires: 1/18/2022

Notary Public

Certification of Recorded Documents

I, Aubrey Seavers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 3, 2021.

(AFFIANT) – Aubrey Seavers

09/03/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 3rd day of September, 2021.

My commission expires: 1/3/28

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY