# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **235,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS 30th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07.09.2024

Karen Johnson Davidson County
Batch# 730838 DEEDWARR
10/06/2021 09:49:42 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20211006-0134133

**THIS INSTRUMENT WAS PREPARED BY:**
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **A Jude Fattal and Lindsay M. Blakely** | **CrossCounty Mortgage** | |
| **405 Delware Ave** | **6850 Miller Road** | **04309033700** |
| **Madison, TN 37115** | **Brecksville, OH 44141** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Matthew Benjamin Trest and Mary Kathleen Trest, Husband and Wife,**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **A Jude Fattal, Unmarried and Lindsay M. Blakely, Unmarried as Tenants in Common with Right of Survivorship** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 405 Delware Ave, Madison, Madison, TN 37115. Said property is being described as follows:

Land in Davidson County, Tennessee, being the East parts of Lots Nos. 9 and 10 of Block "K" on the plan of WOODLAWN ~~Woodland~~ Estates, as of record in Plat Book 843, Page 82, Register's Office for said county. Said parts of Lots adjoin and front together 56 feet on the West Side of Delaware Avenue, and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Matthew Benjamin Trest, and Unmarried man and Mary Kathleen Carr, an Unmarried Woman by Warranty Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for John Michael Gregory dated 10/14/2016 and filed for record on 10/19/2016 of record in Instrument No. 20161019-0110544 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved ( XX ) Property, known as 405 ~~Delware~~ Delaware Ave, Madison, TN 37115
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-MRE-21-405

Witness our hands this 30th day of September, 2021.

**Matthew Benjamin Trest**

**Mary Kathleen Trest**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Benjamin Trest and Mary Kathleen Trest** the bargainor(s) 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 30th day of September, 2021.

Commission Expires: 3/1/25

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY