Karen Johnson Davidson County
Batch# 748058 DEEDWARR
11/03/2021 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20211103-0146836

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9.16.202

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marilyn Malklewicz	Marilyn Malklewicz	
(NAME) 933 Granada Avenue	933 Granada Avenue	08301012600
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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 considerations, the receipt of which is hereby acknowledged, we **Robert N. Jacobs and Meredith M. McKay**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marilyn Malklewicz, a married woman**, hereinafter called the GRANTEE(S), his/her/their 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 the easterly 55 feet of the westerly 65 feet of Lot No. 30, on the Plan of Hyronemus Addition, of record in Book 161, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot 30 fronts 55 feet on the northerly side of Granada Avenue (formerly Bailey Avenue) and runs back between parallel lines 168 feet to an alley in the rear.
Being the same property conveyed to Robert N. Jacobs and wife, Meredith M. Mckay by Warranty Deed from Sarah N. Jones, unmarried, dated 03/30/2007 and recorded 04/10/2007, of record in Instrument 20070410-0042717, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 931 Granada Avenue Nashville TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1447195
Warranty Deed TN

INDEMNITY: I AGREE TO PAY ON DEMAND TO THE PURCHASERS AND/OR LENDER AND/OR TITLE COMPANIES (INCLUDING THE UNDERWRITING TITLE INSURANCE COMPANY) IN THIS TRANSACTION, THEIR SUCCESSORS AND ASSIGNS, ALL AMOUNTS SECURED BY ANY AND ALL LIENS, CLAIMS, OR RIGHTS SHOWN OR NOT SHOWN ABOVE, TOGETHER WITH ALL COSTS, LOSS AND ATTORNEY'S FEES THAT SAID PARTIES MAY INCUR IN CONNECTION WITH SUCH LIENS, PROVIDED SAID LIENS, CLAIMS, OR RIGHTS EITHER CURRENTLY APPLY TO SUCH PROPERTY, OR A PART THEREOF, OR ARE SUBSEQUENTLY ESTABLISHED AGAINST SAID PROPERTY AND ARE CREATED BY ME, KNOWN BY ME OR HAVE AN INCEPTION OR ATTACHMENT DATE PRIOR TO THE CLOSING OF THIS TRANSACTION AND RECORDING OF THE DEED AND/OR MORTGAGE.

The real estate and improvements referred to herein are situated in the State of Tennessee, County of Davidson, and are described as follows, to-wit:

931 Granada Avenue, Nashville, TN 37206

Land in Davidson County, Tennessee, being the easterly 55 feet of the westerly 65 feet of Lot No. 30, on the Plan of Hyronemus Addition, of record in Book 161, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot 30 fronts 55 feet on the northerly side of Granada Avenue (formerly Bailey Avenue) and runs back between parallel lines 168 feet to an alley in the rear.
Being the same property conveyed to Robert N. Jacobs and wife, Meredith M. Mckay by Warranty Deed from Sarah N. Jones, unmarried, dated 03/30/2007 and recorded 04/10/2007, of record in Instrument 200704100042717, Register's Office for Davidson County, Tennessee.

Date: October 28, 2021

Robert N. Jacobs

Meredith M. McKay

State of D.C.
County of District of Columbia

Subscribed and sworn to before me this 28th day of October, 2021.

Nicole L. Battle
Notary Public: Nicole L. Battle
My Commission Expires: 2/29/2024

NICOLE L. BATTLE NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 2-29-24

Tennessee Certification of Electronic Document

I, _____, 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 October 20, 2021 (date of document).

_____
Affiant Signature

10/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2021.

_____
Notary's Signature

MY COMMISSION EXPIRES: 5/5/2025

NOTARY'S SEAL

