Karen Johnson Davidson County
Batch# 757330 DEEDWARR
11/18/2021 08:23:41 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20211118-0153420

WARRANTY DEED

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Patrick Simon, a single man 300 Cathy Jo Dr. Nashville, TN 37211	New owner	133-11-0-117.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Roman Suhs, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Patrick Simon, a single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Valley View Meadows, Section Two of record in Plat Book 3600, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roman Suhs, single man by Warranty Deed from Emily Barnes nka Emily Isbell, married, dated 09/28/2018 and recorded 10/01/2018, of record in Instrument 201810010096957, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 300 Cathy Jo Drive, Nashville, TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRSE-21-300

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.

EMILY ANN HOCH, WIFE OF ROMAN SUHS, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this the 10th day of November, 2021.

Roman Suhs

Emily Ann Hoch

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Roman Suhs and Emily Ann Hoch, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of November, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County