Karen Johnson Davidson County
Batch# 784523 DEEDWARR
01/04/2022 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20220104-0001493

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 1 day of November, 2021.

Notary Public

My commission expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park, Ste 130B
Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan N. Savitsky	New Owner	**09203009900**
2300 Alameda St		
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

David Head, unmarried and Charlie Head III, married

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

Ryan N. Savitsky, an unmarried man

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, being a part on Lot No. 4, Hambrick's Subdivision, not of record, of part of E. Harding's Dower Tract, of record in Book 1, Page 140, Chancery Court, Davidson County, Tennessee, described according to a survey made by Harvey Gee, dated January 18, 1951, as follows:

Beginning at a point in the Westerly margin of the Tennessee Central Railway right-of-way at its intersection with the Northerly margin of Alameda Street; thence with the Northerly margin of Alameda Street, South 76 deg. 11 min. West 73.1 feet to a point in the Northerly margin of said street; thence North 13 deg. 49 min. West 140.5 feet with the line between Lot No. 3 and Lot No. 4, to a point in the Tennessee Central Railway right-of-way; thence South 41 deg. 18 min. East 158.4 feet with the Westerly margin of the Tennessee Central Railway right-of-way to the point of beginning, said Lot is a triangular tract fronting 73.1 feet on the Northerly side of Alameda Street and running back 140.5 feet on the Westerly side and 158.4 feet on the Easterly side to the rear point of said triangle.

Being the same property conveyed to David Head, unmarried, and Charlie Head III, married, by Warranty Deed from Pamela Marks Shulman, married, dated March 26, 2019, of record in Instrument No. 20190329--0028770, in the Register's Office for Davidson County, Tennessee. Subject property was never the sole primary residence of Charlie Head III, his spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2300 Alameda St, Nashville, TN 37208.

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 in 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.

_____ Date: 11/1/21
David Head

_____ Date: 11/1/21
Charlie Head III

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David Head and Charlie Head III, the within named Grantor(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, at office, this 1ST day of November 2021, _____.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. FREEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 11/19/2021.

Kimberly D Hicks
Affiant
Date: 11/19/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of November, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON