398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 787608 DEEDWARR
01/11/2022 12:28:52 PM 2 pgs
Fees: $13.00 Taxes: $3,333.70

20220111-0003461

W-KW-21-4201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $901,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/8/22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA T. POSTON-WILLIAMSON COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Devin Robert Krotman and Mindy C. Hsiao	FIRST HORIZON	
(NAME)	(NAME)	**061-06-0-139.00**
4201 Glynda Drive	165 MADISON AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	MEMPHIS TN 38103	
(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 consideration, the receipt of which is hereby acknowledged, **TIMOTHY WYCKOFF AND MALLORY WYCKOFF,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEVIN ROBERT KROTMAN AND MINDY C. HSIAO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Allison Heights of record in Plat Book 2330, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 70 feet on the West side of Glynda Drive, and runs back 184 feet on the North line, and 187 feet on the South line, to the East Right-of-Way line of the Louisville and Nashville Railroad, as shown on said plat, on which it measures 112.3 feet.

Being the same property conveyed to Timothy Wyckoff and Mallory Wyckoff by Warranty Deed from IRA Innovations, LLC FBO Mark Kuzma IRA and B. Claire Kuzma of record in Instrument No. 20181206-0118946 Register's Office for Davidson County, Tennessee, dated December 04, 2018 and recorded on December 06, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2330, Page 142, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 739, Page 584 and Book 2743, Page 63, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement for Louisville & Nashville Railroad of record in Book 564, Page 206, in the Register's Office for Davidson County, Tennessee.
- Easement Deed to U.S. Sprint Communications Company of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4201 Glynda Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF JANUARY, 2022.

Timothy Wyckoff by John Gleaves Attorney in Fact

Timothy Wyckoff by John Gleaves
Attorney in Fact

Mallory Wyckoff by John Gleaves Attorney in Fact

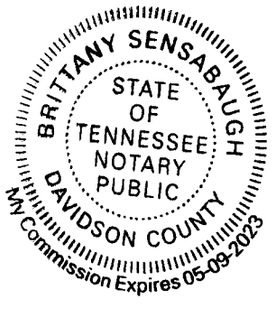
Mallory Wyckoff by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIMOTHY WYCKOFF AND MALLORY WYCKOFF, and who acknowledged he/she/they executed the same as the free act and deed of the said TIMOTHY WYCKOFF AND MALLORY WYCKOFF.

Witness my hand and official seal, this the 10th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212