PREPARED BY (~~AND RETURN TO~~):

*Wilkins and Ivey Attorneys at Law*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

Return to:
Rady Title and Escrow, LLC
2612 21st Avenue South
Nashville, TN 37212
File #: T-P-22-3629

*Christy Wilkins Ivey*
*Margaret H. Taylor*

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 62427
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Gary Rzucidlo<br>3629 Woodmont Boulevard<br>Nashville, TN 37215 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 11705018300

Karen Johnson Davidson County
Batch# 818598 **DEEDWARR**
03/09/2022 12:58:02 PM 2 pgs
Fees: $13.00 Taxes: $7,400.00
20220309-0027089

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$2,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisa Zager, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary Rzucidlo, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots No. 1 and 2, Block C on the Plan of Revised Plan of the Life and Casualty Insurance Company's Subdivision of Woodmont Acres of record in Plat Book 843, page 102, 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 Lisa Zager, an unmarried woman, by Warranty Deed from Southern Elite Custom Homes, LLC, dated October 3, 2016 and recorded on October 5, 2016, of record in Inst. No. 20161005-0105188, Register's office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 843, page 102, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; and The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20181129-0116441, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 3629 Woodmont Boulevard, Nashville, TN 37215**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said

land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 3rd day of March, 2022.

**Lisa Zager**

**State of Tennessee**

**County of Davidson**

On this 20th day of March 2022, before me the undersigned authority, personally appeared Lisa Zager, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00.

Affiant

Sworn and subscribed before me this 3rd day of March, 2022.

Notary

My Commission Expires: _____

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023