WARRANTY DEED

Karen Johnson Davidson County
Batch# 820238 DEEDWARR
03/11/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $4,596.33
20220311-0028555

J-RIA-22-1902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,242,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Edmund W. McFadden and Patricia M. McFadden	**New Owner**	
(NAME) **4320 Sneed Road**	(NAME)	**104-16-0-242.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **MICHAEL PRAHL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDMUND W. MCFADDEN AND WIFE, PATRICIA M. MCFADDEN,** 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 the Westerly 35 feet of Lot No. 246 and the Easterly 33 feet of Lot No. 247 on the Plan of Belmont Land Company's Plan Called Belmont Heights, as of record in Plat Book 421, Page 34, in the Register's Office.

Said Part of said Lots Nos. 246 and 247, adjoin and front together 68 feet on the Northerly side of Sweetbriar Avenue, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Michael Prahl, an unmarried man by Warranty deed from Kathleen W. Ray, an unmarried woman of record in Instrument No. 20170602-0055486 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 02, 2017.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- Deed of Easement of record in Book 6458, Page 780, 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: **1902 Sweetbriar Avenue, Nashville, Tennessee 37212**.

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 1ST DAY OF MARCH, 2022.

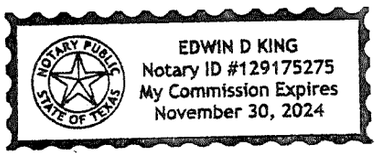
Michael Prahl

STATE OF Texas
COUNTY OF McLennan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PRAHL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2022.

Notary Public
My Commission Expires: 11/30/2024
(SEAL)



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

True Copy Certification

I, **Megan Paulus,** 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 this the 1st day of March, 2022.

Affiant Signature
Date 03/01/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024