WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

LR-P-22-321

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)
Phillip Targun and Megan Targun	New owner	
(NAME)	(NAME)	
321 53rd. Ave. N	321 53rd Ave N	**091-15-0-046.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37209	
(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, **MATTHEW CARTER, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP TARGUN AND MEGAN TARGUN, 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 the Northerly 50 feet of the Southerly 200 feet of the Easterly 150 feet of Block No. 6 on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning the on the Westerly margin of 53rd Avenue, North, at a point 150 feet North of the corner of said Avenue and Elkins Avenue; thence, Westwardly 150 feet to the Westerly margin of 53rd Avenue, North; thence, with said Avenue, Southwardly 50 feet to the beginning.

Being the same property conveyed to Matthew Carter by Quitclaim deed from GGJV, LLC, a Nevada Limited Liability Company of record in Instrument No. 20210825-0115055 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on August 25, 2021.

Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or the Grantor's spouse.

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 18, 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: **321 53rd. Ave. N, Nashville, Tennessee 37209**.

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.

Karen Johnson Davidson County
Batch# 859312 DEEDWARR
05/20/2022 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220520-0058392

Witness my/our hand(s) this the 9th DAY OF ~~MAY~~ 2022.

Matthew Carter

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~DAVIDSON~~ Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW CARTER, 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 9th of May, 2022.

Notary Public
My Commission Expires: June 8, 2022
(SEAL)

KOAH INWOOD
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 18-2871-5 - Expires June 8, 2022

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

Certificate of Authenticity

I, Emily Manno, 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 5/9/22.

Date

Affiant Signature

5/9/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of May, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON