WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

MJ-P-22-506

THIS INSTRUMENT WAS PREPARED BY

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

Karen Johnson Davidson County
Batch# 867574 **DEEDWARR**
06/06/2022 10:14:40 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20220606-0064638

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
George D. Rowe, III	**NEW OWNER**	
(NAME)	(NAME)	**104-10-0-190.00**
506 Fairfax Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **LEA HELEN EVANS AND THADDEUS BONCZAR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE D. ROWE, III, A SINGLE MAN,** 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. 16 and easterly 40 feet of Lot No 15 Fairfax Place, Block 4 of record in Plat Book 547, Page 138, 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 16 and easterly 40 feet of Lot No.15 front together 115 feet on the northerly side of Fairfax Avenue and runs back between Parallel line 157.3 feet more or less, to a dead line

Being the same property conveyed to Rosemary Evans, unmarried and Lea Helen Evans, unmarried by Warranty deed from William L. Campbell and wife, Elizabeth A. Campbell of record in Instrument No. 20060918-0115503 Register's Office for Davidson County, Tennessee, dated September 05, 2006 and recorded on September 18, 2006.

Being the same property conveyed to Lea Helen Evans by Quitclaim deed from Rosemary Evans, unmarried and Lea Helen Evans, unmarried of record in Instrument No. 20220317-0031281 Register's Office for Davidson County, Tennessee, dated March 16, 2022 and recorded on March 17, 2022.

Thaddeus Bonczar, spouse of the above named Lea Helen Evans, joins in this conveyance for the purpose fo releasing any and all marital rights to the above described property.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 137 and 138, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 723, Page 793, 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: **506 Fairfax Ave, 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 2 DAY OF JUNE, 2022.

Lea Helen Evans

Thaddeus Bonczar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEA HELEN EVANS, 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 2nd of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THADDEUS BONCZAR, 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 2nd of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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