Karen Johnson Davidson County
Batch# 871447 DEEDWARR
06/14/2022 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20220614-0067780

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

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

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62617
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Eric Michael Hedrick Anika Holland 3917 Moss Rose Drive Nashvile, TN 37216	New Owner

TAX MAP PARCEL NUMBERS: 07301023500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$925,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nela Rader as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Michael Hedrick, an unmarried man, and Anika Holland, an unmarried woman, as tenants in common with right of survivorship** 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 Lot No. 22, Section No. 2, on the Plan of Moss Rose Heights Subdivision, of record in Book 1424, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nela Rader and Randy Rader, wife and husband, by Warranty Deed from Robert Turner, Jr., Trustee for the Ted E. Turner Revocable Living Trust u/a/d February 24, 2000 and Virginia Tameron Hedge, dated September 5, 2017 and recorded on September 7, 2017, of record in Instrument No. 20170907-0091861, Register's Office for Davidson County, Tennessee. The said Randy Rader passed on October 14, 2020.

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 of record in Book 1424, page 109, said Register's Office, which Plan shows a 50, foot minimum building setback line from Moss Rose Drive, and a 10 foot easement for public utility purposes along the rear line of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4192, page 111, said Register's Office.

This is improved property, known as 3917 Moss Rose Drive, Nashville, TN 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, 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 6th day of June, 2022.

Nela Rader

Nela Rader

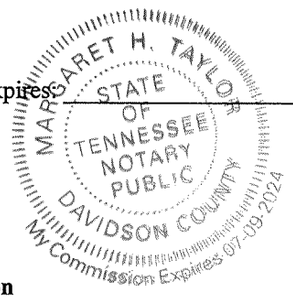
State of Tennessee

County of Davidson

On this 6th day of June, 2022, before me the undersigned authority, personally appeared Nela Rader, 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.

Margaret H Taylor

Notary

My Commission Expires: 

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: $925,000.00.

Megan Paules

Affiant

Sworn and subscribed before me this 6th day of June, 2022.

Notary

My Commission Expires: 

True Copy Certification

I, **Kaz Arbogast,** 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 6th day of June, 2022.

Affiant Signature
Date 06/06/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3.7.23

