WARRANTY DEED

Karen Johnson Davidson County
Batch# 871524 **DEEDWARR**
06/14/2022 03:34:20 PM 2 pgs
Fees: $13.00 Taxes: $2,375.40

20220614-0068006

G-VRES-22-1008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

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)
Jodi Casselberry and Zoltan Gati	**Bethpage Federal Credit Union**	
(NAME)	(NAME)	**082-03-0-169.00**
1008 Stockell Street	**ATTN: Mortgage Servicing Dept**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Fort Worth, TX 76124**	
(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, **ASHLEY OTTO AND MARTIN OTTO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JODI CASSELBERRY AND ZOLTAN GATI, BOTH UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** , 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee. described a s follows. to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Benedict's Land Co.'s Subdivision of The Lindsley Tract of record in Plat Book 332, Page 40, 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 Ashley Otto by Quitclaim deed from Martin A. Otto of record in Instrument No. 20141031-0100390 Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 31, 2014.
Being the same property conveyed to Martin A. Otto, unmarried by Warranty deed from David Shane Stratton, unmarried of record in Instrument No. 20110823-0065237 Register's Office for Davidson County, Tennessee, dated August 22, 2011 and recorded on August 23, 2011.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 40, 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: **1008 Stockell Street, Nashville, Tennessee 37207**.

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 8th DAY OF JUNE, 2022.

Ashley Otto by Attorney in Fact

Ashley Otto by Margaret Means,
Attorney in Fact

Martin Otto by Attorney in Fact

Martin Otto by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ASHLEY OTTO, and who acknowledged he/she executed the same as the free act and deed of the said ASHLEY OTTO.

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

Briana Gage

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARTIN OTTO, and who acknowledged he/she executed the same as the free act and deed of the said MARTIN OTTO.

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

Briana Gage

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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