WARRANTY DEED

Karen Johnson Davidson County
Batch# 876329 DEEDWARR
06/23/2022 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $965.70
20220623-0071875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 **($261,000.00)**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~2ND~~ 14th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2025

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Philipp Marceta and Natalie Marceta (NAME)	**NEW OWNER** (NAME)	**091 10 0 021.00**
1115 57th Avenue North Nashville, TN 37209 (ADDRESS)	1115 57th Ave N. Nashville, TN 37209 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the ~~2nd~~ 14th day of June, 2022, the undersigned, **CAROLE BETH RHODES**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **PHILIPP MARCETA AND NATALIE MARCETA, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1115 57TH AVENUE NORTH, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of West Park Addition No. 2, of record in Book 2330, Page 63, Register's Office for said County.

Said Lot No. 9 fronts 59.29 feet on the Easterly margin of 57th Avenue North and extends back 191.2 feet on the Northerly line and 135.5 feet on the Southerly line to a dead line in the rear, measuring 68.0 feet thereon.

Being the same property conveyed to Carole Beth Rhodes, by Quitclaim Deed from Elbert Ray Baker, of record in Instrument No. 20170505-0044966, in the Register's Office of Davidson County, Tennessee, dated May 01, 2017 and recorded on May 05, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this ~~2nd~~ 14th day of June, 2022.

GRANTOR: Carole Beth Rhodes

Carole Beth Rhodes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Carole Beth Rhodes**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~2nd~~ 14th day of June, 2022.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

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 6/14/22.

Date

Affiant Signature

6/14/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of June, 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