NAME AND ADDRESS OF NEW OWNER:
Zachary Vondrak
35754 Erie Drive
Rockwood, MI 48173

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
American Financial Network, Inc.
10 Pointe Drive, Ste. 330
Brea, CA 92821

Map & Parcel 12100003900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Emma C. Curtis**, a single woman, has this day bargained and sold and does hereby transfer and convey unto **Zachary Vondrak**, a single man, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being a tract of land located in the 3rd, formerly the 2nd Civil District of the County and State aforesaid, and being the west part of an 8.71 acre tract and more particularly described as follows:

Beginning at a stone on the south margin of Pulley Road, said stone being located 147.5 feet west of the northeast corner of said original tract of land; thence north 87 degrees west with said road 599.5 feet to a point in said road; thence south 2 1/2 degrees west 505 feet with Ben Pulley's east boundary line to the west side of a Walnut Tree; thence with Elsie Williams' north boundary line south 87 degrees east 605.5 feet to an iron pin at a post; thence north 1 1/2 degrees east 505 feet to the point of beginning, and containing seven acres.

INCLUDED BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:
Map 121 00 0 225.00

Being all of Lot 1 on the Subdivision for Rhea L. Curtis and wife of record in Book 5210, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate legal description thereof.

Karen Johnson Davidson County
Batch# 891455 DEEDWARR
07/20/2022 10:08:35 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220720-0083041

Being the same property conveyed to Rhea L. Curtis, Jr. and wife, Emma C. Curtis, by deed from Emma C. Curtis and Frank M. Newman, Trustee appearing of record in Book 3901, page 657, of the Register's Office of Davidson County, Tennessee. Rhea L. Curtis, Jr. died on June 17, 2016, leaving Emma C. Curtis as his surviving spouse and owner in fee simple of the subject property.

This conveyance is subject to an Owner's Certificate and Restrictive Covenants referenced in Book 5210, page 27, of said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 2481 Pulley Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same, and that it is unencumbered except as set forth above and by lien of the 2022 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 18th day of July, 2022.

Emma C. Curtis

Emma C. Curtis

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 18th day of July, 2022, before me personally appeared Emma C. Curtis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 18th day of July, 2022.

Notary Public

My Commission expires: 9/20/22

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY GEORGE H. WHITE

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$325,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 18 day of July, 2022.

Notary Public

My Commission expires: 7/1/23

SANDY MCCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY