WARRANTY DEED

Karen Johnson Davidson County
Batch# 893889 **DEEDWARR**
07/26/2022 11:44:46 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20220726-0085290

Y-BR-22-314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires on 03/16/2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

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)
Christian David Artz	**New Owner**	
(NAME)	(NAME)	071-11-0-136.00
314 Marshall Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **PHILIP RYKWALDER, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTIAN DAVID ARTZ, AN UNMARRIED 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 the Easterly half of Lot No. 43 on the Plan of Trinity Heights Addition of record in Plat Book 161, Page 38, said Register's Office, to which reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Southern States Property, LLC., a Tennessee limited liability company by Warranty deed from Brad Smotherman of record in Instrument No. 20161020-0110994, Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 20, 2016 Scrivener's Affidavit recorded on February 06, 2017, Instrument No: 20170206-0012588

Being the same property conveyed to Philip Rykwalder, married by Quitclaim deed from Southern States Property, LLC, a Tennessee limited liability company of record in Instrument No. 20201030-0126417 Register's Office for Davidson County, Tennessee, dated October 26, 2020 and recorded on October 30, 2020.

Subject property having never been said grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 7915, Page 884, 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: **314 Marshall 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 22nd DAY OF JULY, 2022.

Philip Rykwalder by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20220726-0085289, **Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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