WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

File #22-DM-0209-Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 9.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sylvia L. Groth	NEW OWNER	
(NAME)	(NAME)	**103 03 0 288.00**
209 54th AVE N		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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, **JOHN P. BRADY AND CASSANDRA C. BRADY, HUSBAND AND WIFE,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SYLVIA L. GROTH, UNMARRIED WOMAN** 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 Lot No. 9, on the plan of Revision of Lots 3-11, Hood Subdivision, as shown on plat of record in Instrument No. 20020604-0067571, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John P. Brady and Cassandra C. Brady, husband and wife, by Warranty Deed from Christina Derleth, unmarried, of record in Instrument No. 20150522-0047463, in the Register's Office of Davidson County, Tennessee, dated May 01, 2015, and recorded on May 22, 2015.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision of Lots 3-11, Hood Subdivision, as recorded in Instrument No. 20020604-0067571.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hood Subdivision, as recorded in Instrument No. 20001027-0106417.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20001113-0112623.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8646, Page 716 and Book 8646, Page 719.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **209 54th Avenue North, Nashville, TN 37209**.

Karen Johnson Davidson County
Batch# 912469 DEEDWARR
09/02/2022 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20220902-0099465

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 2nd day of September, 2022.

John P. Brady

Cassandra C. Brady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2022, before me personally appeared John P. Brady, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2022, before me personally appeared Cassandra C. Brady, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, Jennifer Harris, 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 9-2-2022 (date of document).

Affiant Signature

9-2-2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of August 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

