Karen Johnson Davidson County
Batch# 922440 **DEEDWARR**
09/28/2022 10:42:43 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220928-0107180

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Olan Leitch	NEW OWNER	155-02-0A-015.00 CO
(NAME)	(NAME)	
8059 Montcastle Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Fifty Thousand And No/100 Dollars ($750,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSEPH M. HENDRICK AND WIFE, FRANCES S. HENDRICK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLAN LEITCH, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Montcastle Estates, of record in Book 6900, Pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

JMH
fsh

Being the same property conveyed to JOSEPH M. HENDRICK AND WIFE, FRANCES S. HENDRICK, by deed from JEFF G. JONES, UNMARRIED, of record in Book 7695, Page 725, dated November 1, 1988, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 8059 Montcastle Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 22 day of SEPTEMBER, 2022

Joseph M. Hendrick
Joseph M. Hendrick

Frances S. Hendrick
Frances S. Hendrick

STATE OF FLORIDA
COUNTY OF Palm Beach

I, Miguel A. Ramirez, a Notary Public for the aforementioned county and State, do hereby certify that Joseph M. Hendrick and Frances S. Hendrick personally appeared before me this day and acknowledged the due execution of the foregoing instrument as their free act and deed.

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

Notary Public Miguel A. Ramirez
My Commission Expires: 07-08-2023

(SEAL)

MIGUEL A RAMIREZ
Notary Public - State of Florida
Commission # GG 344519
My Comm. Expires Jul 8, 2023
Bonded through National Notary Assn.