Karen Johnson Davidson County
Batch# 922685 DEEDWARR
09/28/2022 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20220928-0107193

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW22264

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

New Owner is:
Kristin Bock, Dillon Bock and Randy Cardo
4311 Nebraska Avenue
Nashville, Tennessee 37209

MAP/PARCEL: 103-04-0-229.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Matthew Serck and Emily Serck, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kristin Bock and Dillon Bock, wife and husband and Randy Cardo, a married man,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 4311 Nebraska Avenue, Nashville, Tennessee 37209

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 3, Block 15, on the Plan of Sylvan Park of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 of Block 15 fronts 60.0 feet on the southerly margin of Nebraska Avenue, formerly 8th Avenue, and extends back between parallel lines with the easterly margin of 44th Avenue, North, formerly 3rd Street, 160.00 feet to an alley.

BEING the same property conveyed to Matthew and Emily Serck, by Warranty Deed from Troy Nunn and wife, Kim Nunn, dated 7/27/2012 and recorded 8/1/2012 in Instrument No. 20120801-0067958, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26 day of September, 2022.

GRANTOR:

Matthew Serck

Emily Serck

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Matthew Serck and Emily Serck**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26 day of September, 2022.

NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration or value, whichever is greater, for this transfer is $985,000.00.

Affiant

SWORN TO and subscribed before me this 26th day of September, 2022.

NOTARY PUBLIC
My Commission Expires: 9-2-24

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/28/2022 ____ (date of document).

Affiant Signature

09/28/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28 day of September, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025