Karen Johnson Davidson County
Batch# 925296 DEEDWARR
10/05/2022 09:46:38 AM 2 pgs
Fees: $13.00 Taxes: $4,847.00
20221005-0109740

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,310,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of ~~September~~ Oct., 2022.

Notary Public

My commission expires: 1-09-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jordan Long Ryan Long	Same as	Map 145-08-0 Parcel 014-00
1033 Balmoral Dr.	new owner	
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carey Evlyn Cheij, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Long and ~~Ryan~~ William R. Long

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 NO. 3 ON THE PLAN OF J.L. PERRY SUBDIVISION, AS OF RECORD IN BOOK 2133, PAGE 126, AND AMENDED IN BOOK 4226, PAGE 880, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF BALMORAL DRIVE AT THE COMMON CORNER OF LOTS NO. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 352 FEET TO A POINT; THENCE SOUTHWESTERLY 317 FEET TO A POINT; THENCE NORTHWESTERLY 82.8 FEET TO THE CORNER OF LOT NO. 2 AND CONTINUING NORTHWESTERLY WITH THE LINE BETWEEN LOTS NOS. 2 AND 3, 228.4 FEET TO THE MARGIN OF BALMORAL DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY AROUND A SLIGHT CURVE, 152.7 FEET TO A POINT; THENCE NORTHEASTERLY AROUND A CURVE, 118.28 FEET TO A POINT; NORTHEASTERLY 15 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Abraham Pacha Cheij and wife, Carey Evlyn Cheij, by Deed dated January 26, 1967 from Albert J. Dale and wife, Lola K. Dale, of record in Book 4097, Page 775, Register's Office of Davidson County, Tennessee. The said Abraham Pacha Cheij having since died on April 11, 2020, leaving Carey Evlyn Cheij as the surviving tenant by the entirety.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 2133, Page 126, and Amended in Book 4226, Page 880, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Agreements and restrictions contained in the Deed of record in Book 2197, Page 584, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as 1033 Balmoral Dr., Nashville, TN 37220

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-22-1033

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 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.

Witness my/our hand(s) this 3 day of ~~September~~ OCT, 2022.

Carey Evlyn Cheij

Carey Evlyn Cheij

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Carey Evlyn Cheij,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of ~~September~~ OCT, 2022.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24