WARRANTY DEED

Karen Johnson Davidson County
Batch# 926785 DEEDWARR
10/06/2022 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20221006-0110426

Y-CRE-22-1406B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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)
Christopher Philip Terndrup	**New Owner**	
(NAME)	(NAME)	
1406 B Holly St		**083-09-0F-0002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **ANTHONY POLICHEMI AND KELLY POLICHEMI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER PHILIP TERNDRUP, 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 Unit B, as shown on the Declaration of Covenants, Conditions and Restrictions for Homes at 1406 Holly Street , a Horizontal Property Regime with Private Elements, of record in Instrument 20140715-0062260, and in Instrument No. 20150811-0080368 and Instrument No. 20190109-0002399, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Anthony Polichemi and Kelly Polichemi, husband and wife by Warranty deed from Pantheon Development, LLC of record in Instrument No. 20190530-0051267 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on May 30, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien, paid in full at closing.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 92, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140715-0062260, Instrument No. 20150811-0080368 and Instrument No. 20190109-0002399, 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: **1406 B Holly St, Nashville, Tennessee 37206**.

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 5th DAY OF OCTOBER, 2022.

Anthony Polichemi by John Gleaves, Attorney-In-Fact

Kelly Polichemi by John Gleaves, Attorney-In-Fact

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 ANTHONY POLICHEMI AND KELLY POLICHEMI, and who acknowledged he/she/they executed the same as the free act and deed of the said ANTHONY POLICHEMI AND KELLY POLICHEMI.

Witness my hand and official seal, this the 5th of October, 2022.

Notary Public
My Commission Expires: 9-2-24
(SEAL)



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

True Copy Certification

I, **Diane March,** 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 this the 5th day of October, 2022.

Affiant Signature
Date 10/05/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5th day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

