#16590

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

Karen Johnson Davidson County
Batch# 941787 DEEDWARR
11/16/2022 09:56:35 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20221116-0121938

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vadar Galnasky		11901036100
(NAME)	(NAME)	
5920 Hitching Post Lane	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rafik Maii, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Vadar Galnasky, a single 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:

BEING LOT NO. 29 ON THE MAP OF W.G. THUSS ADDITION AS OF RECORD IN BOOK 332, PAGE 149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 29 FRONTS 50 FEET ON THE NORTHERLY SIDE OF VALERIA STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being the same property conveyed to Rafik Maii, by deed of record in Instrument No. 20140103-0000709, Register's Office for Davidson County, Tennessee.

This property was not a marital residence and as such is not subject to any homestead, dower or other marital interest as defined by statute.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 340 Valeria Street, Nashville, TN 37210
(House Number) (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.

Witness my/our hands this 15th day of November, 2022.

Rafik Maii

State of Tennessee
County of Davidson

Personally appeared before me Rafik Maii, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2022.

Notary Public
My Commission Expires: _____

