WARRANTY DEED

File No. CTO-2022-261

Karen Johnson Davidson County
Batch# 948021 DEEDWARR
12/05/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20221205-0126886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 550,000.00

Derek Breslow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of ~~November~~ Dec, 2022

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Breslow	Legacy Home Loans DBA Steadfast Mortgage	
1424 Roberts Avenue		083-02-0-100
Nashville, TN 37206	2 Cadillac Drive Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned,

TIRRILL KEITH JUDD, UNMARRIED

has this day bargained and sold and does hereby transfer and convey unto,

DEREK BRESLOW, AN UNMARRIED MAN

their heirs and assigns, forever, that 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. 13, on the Map of the Subdivision of Roberts Property, as of record in Book 421, page 81, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the South side of Roberts Avenue and runs back between parallel lines 168 feet, more or less, to a 15 foot Alley in the rear.

Being the same property conveyed to Jo Ann Judd and Tirrell Keith Judd, by Quitclaim Deed from Jo Ann Carter, now JoAnn Judd, of record in Book 10585, page 565, in the Register's Office of Davidson County, Tennessee, dated August 26, 1997, and recorded on August 28, 1997. The said Jo Ann Judd having since died on December 5, 2012 leaving Tirrill Keith Judd as surviving tenant by the entirety.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws,

restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property is believed to be known as: 1424 Roberts Ave. Nashville, TN. 37206 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 our hands this 2 day of December, 2022.

Tirrill Keith Judd

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Tirrill Keith Judd, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this December 2, 2022.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires:
11/22/2025

RETURN RECORDED DOCUMENTS TO:

Carney Title
400 Overbeck Lane, Suite 101
Nashville, TN. 37204
615-864-0770

True Copy Certification

I, **Kaz Arbogast,** 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 2nd day of December, 2022.

Affiant Signature
Date 12/02/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2nd day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 