WARRANTY DEED

Karen Johnson Davidson County
Batch# 951364 DEEDWARR
12/14/2022 09:55:14 AM 2 pgs
Fees: $13.00 Taxes: $1,289.45

20221214-0129533

Y-BMR-22-1905A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

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)
Joseph Ryan Prielozny and Jessica Prielozny	**New Owners**	
(NAME)	(NAME)	
312 Culpepper Court		081-07-0-501.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ANGEL JORDAN, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH RYAN PRIELOZNY AND JESSICA PRIELOZNY, HUSBAND AND WIFE**, 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:

Certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") as more particularly described as follows, to-wit:

Being Lot No. 29 and the Southerly 9 feet of Lot No. 30 in the Subdivision of Lot No. 2 of the Thomas Woodard property, of record in Chancery Court Plat Book 2, Page 104, Register's Office of said Davidson County.

Said parts of Lots Nos. 29 and 30 front together 41 feet on the Westerly side of 9th Ave. N., and run back between measuring 175 feet, more or less, to an alley.

Being the same property conveyed to Hazel Booker, Jr., and wife, Rosie Lee Booker by Warranty deed from Eddie Simmons, and wife, Loretta Simmons of record in Book 5762, page 891, Register's Office for Davidson County, Tennessee, dated June 25, 1981 and recorded on June 29, 1981.

Note: The said Hazel Booker, Jr., died intestate on or about May 21, 1986 leaving Rosie Lee Booker as the surviving tenant by the entirety.

Being the same property conveyed to Angel Jordan, an unmarried woman by Quitclaim Deed from Rosie Lee Booker, an unmarried person of record in Instrument No. 20220923-0105837 Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 23, 2022.

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 104, 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: **1905 A 9th Avenue N, Nashville, Tennessee 37208**.

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 12th DAY OF DECEMBER, 2022.

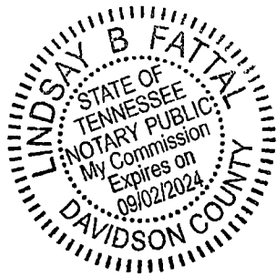
Angel Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGEL JORDAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2022.

Notary Public
My Commission Expires:
(SEAL)



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