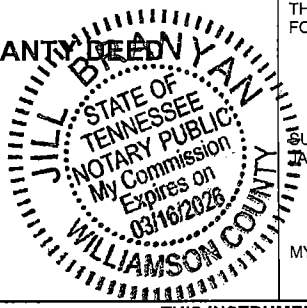
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 03-16-26 (AFFIX SEAL)

MJ-AR-23-1905

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)
Radach & Johnson Homes, LLC	**NEW OWNER**	
(NAME) **PO BOX 682825**	(NAME)	**072 12 0 179.00**
(ADDRESS) **Franklin, TN 37068**	(ADDRESS)	
(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, **CATHY S. DELASHMIT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RADACH & JOHNSON HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 215, on the Plan of Section Two, Burchwood Gardens, of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Cathy S. DeLashmit, an unmarried woman, by Warranty Deed from Stephen C. Pope and Amy Pope, husband and wife, of record in Instrument No. 20161117-0121116, in the Register's Office of Davidson County, Tennessee, dated November 16, 2016 and recorded on November 17, 2016.

The herein described property is not a martial residence nor has it been a principal place of residence for the grantor's spouse herein.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years.
- Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3000, Page 528.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1905 Stratford Ave., Nashville, Tennessee 37216**.

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.

Karen Johnson Davidson County
Batch# 959021 **DEEDWARR**
01/09/2023 09:40:42 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20230109-0001577

Witness my/our hand(s) this the 4 DAY OF JANUARY, 2023.

Cathy S. Delashmit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHY S. DELASHMIT, 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 4th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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