WARRANTY DEED

Karen Johnson Davidson County
Batch# 1001547 **DEEDWARR**
05/10/2023 10 10 41 AM 2 pgs
Fees $13 00 Taxes $1,498 50

20230510-0034776

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2023

Notary Public

MY COMMISSION EXPIRES. 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Andrew G Kubik	new owner	107-13-0-001.00
(NAME)	(NAME)	
1117 Harold Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Samuel Drury and Laura Drury, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew G. Kubik, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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 Plan of Patricia Heights, Section I, as of record in Plat Book 2331, page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Samuel Drury, a single man, by Warranty Deed from Loyd S Poteete, a single man, dated April 4, 2019, of record in Instrument No 20190408-0031679, Register's Office for Davidson County, Tennessee AND Being the same property conveyed to Samuel Drury and Laura Drury, husband and wife, by Quitclaim Deed from Samuel Drury, dated March 19, 2021, of record in Instrument No 20210329-0040488, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 1117 Harold Drive, Nashville, TN 37217
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-P-23-1117

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, his heirs and assigns forever, and we do covenant with the said GRANTEE 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, his 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

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 2331, page 131; Restrictions of record in Book 2542, page 519, amended in Book 6045, page 421 and Book 6067, page 762 and extended in Book 6887, page 605; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 5th day of May, 2023

Samuel Drury

Laura Drury

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Samuel Drury and Laura Drury, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Lebanon, Tennessee, this 5th day of May, 2023

Notary Public
My Commission Expires: 3/6/2024

File No: 37514

MIREILLE J CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
Mar. 6, 2024