Karen Johnson Davidson County
Batch# 1004393 DEEDWARR
05/17/2023 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,762.90
20230517-0037107

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. EM-23-4019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,017,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew James Medvecz and Lauren Braun Medvecz	Synovus Bank	
(NAME) 205 Cherokee Road	(NAME) 800 Shade Creek Pkwy.	103-12-0-024.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Birmingham, TN 35209	
(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, I/we, **Emma Rose Thompson and Matthew Thompson, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew James Medvecz and Lauren Braun Medvecz, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR 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. 16, Block L on the Plan of Cherokee Park of record in Plat Book 843, Page (s) 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 16 fronts 60 feet on the Westerly side of Cherokee Road, and runs back 125.45 feet on the Northerly line and 125.26 feet on the Southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Emma Rose Thompson and Matthew Thompson, wife and husband by Warranty Deed from Tipton R. Brown and wife, Katherine E. Brown of record in Instrument No. 20190606-0054353 Register's Office for Davidson County, Tennessee, dated June 05, 2019 and recorded on June 06, 2019.

This is property more commonly known as 205 Cherokee Road, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 15th day of May, 2023.

Emma Rose Thompson

Matthew Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2023, before me personally appeared Emma Rose Thompson and Matthew Thompson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2023.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **5/17/2023** (date of document).

Affiant Signature

5/17/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **May**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

