WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010451 DEEDWARR
06/02/2023 10 12 55 AM 2 pgs
Fees $13 00 Taxes $4,273.50

20230602-0041753

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-23-3507

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,155,000 00

Affiant

Subscribed and sworn to me on 06/01/23

NOTARY PUBLIC
My Commission Expires

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

THIS INSTRUMENT WAS PREPARED BY
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Steven J. Eggart, Jr 3507 Central Ave Nashville, TN 37205	Same as new owner	104 05 379 00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ramon Jrade and Cathy L Jrade, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Steven J Eggart, Jr , an unmarried man, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 96 on the Plan of Richland Realty Co's Second Subdivision, Division "B", of record in Plat Book 332, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Ramon Jrade and Cathy L Jrade, husband and wife, by Warranty Deed from Jonathan Rice and Rachel Jrade, husband and wife, dated April 23, 2021 and recorded April 28, 2021, of record in Instrument No 20210428-0056398, Register's Office for Davidson County, Tennessee

This is improved property known as 3507 Central Avenue, Nashville, Tennessee 37205

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 06/01/23

Ramon Jrade

Cathy L. Jrade

Cathy L Jrade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/01/23, before me personally appeared Ramon Jrade and Cathy L. Jrade, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed

Witness my hand and official seal on 06/01/23

NOTARY PUBLIC

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires 9/8/25