Karen Johnson Davidson County
Batch# 1010498 DEEDWARR
06/02/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20230602-0041823

Name and Address of New Owner:
Steven Mena Dallas and Mary Caroline Nally
162 37th Avenue North
Nashville, TN 37209

Send Tax Bills To:
Steven Mena Dallas and Mary Caroline Nally
162 37th Avenue North
Nashville, TN 37209

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 104-01-0-143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin Roddick and Rachel Roddick, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven Mena Dallas, an unmarried man, and Mary Caroline Nally, a single woman, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 26, and Lot No. 27 on the Plan of Westdale Subdivision, of record in Book 547, page 50, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 26 and Lot No. 27 adjoin and front together 75 feet on the easterly side of 37th Avenue North, formerly Pilcher Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Justin Roddick and Rachel Roddick, husband and wife, from Robert D. Hood, a married man, by Warranty Deed dated October 12, 2021 and recorded October 14, 2021 in Instrument #20211014-0138319, said Register's Office.

Property moree ccommoly known as 162 37th Avenue North, Nashville, tn 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of May, 2023.

_____(SEAL)
Justin Roddick

_____(SEAL)
Rachel Roddick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2023, before me personally appeared Justin Roddick and Rachel Roddick, 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 26th day of May, 2023.

_____
Notary Signature
My commission expires: 11/10/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of May, 2023.

_____
Notary Signature
My commission expires: 11/10/24

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 5/26/2023 (date of document).

Shannon O'Neill

5/26/2023

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of May, 2023.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD