RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

PREPARED BY (AND RETURN TO)

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 1015024 **DEEDWARR**
06/14/2023 01 48 48 PM 2 pgs
Fees $13 00 Taxes· $4,684 20



20230614-0045421

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No 63159
Dav Co. File. Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael John Farrell Kristen Martina Rheam 4502 Dakota Avenue Nashville, TN 37209	

TAX MAP PARCEL NUMBERS: 09116012800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,266,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Patrick Conrad and Beth Carol Aplin Conrad, as joint tenants with right of survivorship** (a married couple), hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael John Farrell and Kristen Martina Rheam,** husband and wife hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot No 403 and the Westerly 10 feet of Lot No 401 on the Plan of Charlotte Park Company's First Addition, Block 20 of record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 403 and the Westerly 10 feet of Lot No 401 front together 60 feet on the Northerly side of Dakota, formerly 4th Avenue, and run back between parallel lines 150 feet to an alley

Together with and subject to as an appurtenance thereto, the Grant of Appurtenant Easement of record in Inst No 20141010-0094309, said Register's Office

Being the same property conveyed to Peter Patrick Conrad and Beth Carol Aplin, as joint tenants with rights of survivorship, by Warranty Deed from McLeod Properties, LLC, dated October 8, 2014 and recorded October 10, 2014, of record in Inst No 20141010-0094071, Register's Office for Davidson County, Tennessee Beth Carol Aplin is now known as Beth Carol Aplin Conrad

Description Reference. The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to Taxes for 2023, and subsequent years, All matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 103, said Register's Office, Grant of Appurtenant Easement of record in Inst. No 20141010-0094309, said Register's Office

This is improved property, known as 4502 Dakota Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of June, 2023

Peter Patrick Conrad

Beth Carol Aplin Conrad

State of Tennessee

County of Davidson

On this 12th day of June, 2023, before me the undersigned authority, personally appeared Peter Patrick Conrad and Beth Carol Aplin Conrad, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 6/3/22

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,266,000 00.

Affiant

Sworn and subscribed before me this 14th day of June, 2023.

Notary

My Commission Expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON