Karen Johnson Davidson County
Batch# 1022408 DEEDWARR
07/05/2023 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230705-0051073

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00 Affiant Subscribed and sworn to before me, this 3rd day of July, 2023. Notary Public My Commission Expires:

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Kevin Miller and Steven Baker 1118 Ardee Avenue Nashville, TN 37216	Send Tax Bills to: **Same as New Owner**	Tax Information: Tax Parcel ID No. 061-15-0-107.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cody Szklarski and Lorna Conrad*, as tenants in common with right of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Miller, a single man, and Steven Baker, a married man** (collectively "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows: ***Both Grantors are unmarried**

Land in Davidson County, Tennessee, being Lot No. 8 of Block "B" on the Plan of Subdivision of Sunnymeade of record in Plat Book 974, Page (s) 56 and 57, 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. 8 fronts 60 feet on the Southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Cody Szklarski and Lorna Conrad, as tenants in common with right of survivorship by Warranty deed from Andrew P. Chapman and Sarah J. Chapman, husband and wife and Paul D. Chapman, an unmarried man of record in Instrument No. 20201217-0149525 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 17, 2020.

This is improved property commonly known as: **1118 Ardee Avenue Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2023.

CODY SZKLARSKI

LORNA CONRAD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CODY SZKLARSKI AND LORNA CONRAD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of June 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-2-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **June 23, 2023**.

Date

D Hardwick

Affiant Signature

July 3, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026