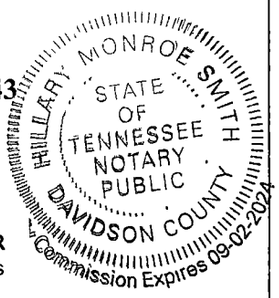
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230745343



Karen Johnson Davidson County
Batch# 1034310 DEEDWARR
08/03/2023 12 06 25 PM 2 pgs
Fees $13 00 Taxes $2,830 50



20230803-0060067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $765,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2023

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chase Stejskal and Allison Stejskal 4912 Montclair Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 146-08-0-165.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Raymond J. Hendricks and Arlene A. Hendricks, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Chase Stejskal and Allison Stejskal, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 426 on the Plan of Crieve Hall Estates, Section Six, of record in Plat Book 2331, Page (s) 1 and 2, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Fieldcrest Drive at the corner of Lots Nos. 425 and 445; thence Westerly with the margin of said Drive 130 feet to a concrete monument at the beginning of a curve; thence around said curve in a Northwesterly direction 31 42 feet to a concrete monument in the Easterly margin of Montclair Drive; thence Northerly with said Drive 130 feet to the common corner of Lot Nos. 426 and 427; thence Easterly along the line between said lots 150 feet to a concrete monument in the West line of Lot No. 445; thence Southerly with the line between Lot Nos. 445 and 426, 150 feet to the point of beginning.

Being the same property conveyed to Raymond J. Hendricks and Arlene A. Hendricks, husband and wife by Warranty deed from Stevie Jordan Taylor, unmarried woman of record as Instrument Number 20220420-0045774, Register's Office for Davidson County, Tennessee, dated April 18, 2022 and recorded on April 20, 2022.

The execution of this instrument is affected by the signature of Jay Alexander as Attorney-in-Fact for Raymond J. Hendricks, which Power of Attorney is recorded in Instrument Number 20230803-0060065, and also by the signature of Jay Alexander as Attorney-in-Fact for Arlene A. Hendricks, which Power of Attorney is recorded in Instrument Number 20230803-0060066, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page(s) 1 and 2, inclusive, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2332, Page 92, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Conveyance of Water Mains to Nashville Suburban Utility District of record in Book 2333, Page 280, in the Register's Office for Davidson County, Tennessee.

No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This is improved property located at 4912 Montclair Drive Nashville TN 37211

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 2nd day of August, 2023.

Raymond J. Hendricks by Jay Alexander
as Attorney-in-Fact

Arlene A. Hendricks by Jay Alexander
as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Raymond J. Hendricks and that he is authorized by Raymond J. Hendricks to execute this instrument on his behalf.

Witness my hand, at office, this 2nd day of August, 2023.

Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Arlene A. Hendricks and that he is authorized by Arlene A. Hendricks to execute this instrument on her behalf.

Witness my hand, at office, this 2nd day of August, 2023.

Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025