Karen Johnson Davidson County
Batch# 1038827 DEEDWARR
08/16/2023 09 24 31 AM 2 pgs
Fees $13 00 Taxes $1,239 50
20230816-0063739

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-06386

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brian Dobrolsky and Tina Uznanski-Dobrolsky 1722 Hudson Road Madison, TN 37115	Brian Dobrolsky and Tina Uznanski-Dobrolsky 1016 Brentwood Place Nashville, TN 37211	063 00 0 049 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Philip Travis and Karen C. Travis, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian Dobrolsky and Tina Uznanski-Dobrolsky, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to- wit

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H Gee, Surveyor, dated November 18, 1961, as follows

Beginning at a point in the center of Hudson Lane, said point being the Northeast corner of the property conveyed to J E Bowen and wife, as recorded in Book 2447, Page 58, Register's Office for Davidson County, Tennessee, and also being the Northeast corner of the property herein described, thence along the center line of Windsor Lane South 29° 30' East 87 feet to a point, thence continuing along the center of the said Lane South 28° 00" East 156 0 feet to a point, said point being the Northeast corner of the land conveyed to Ishmael T Combs and wife, Evelyn Combs, by an instrument of record in Book 3648, Page 32, said Register's Office, said point also being the Southeast corner of the property herein described, thence along the said Ishmael T Combs and wife, Evelyn Combs, Northerly line, South 64° 10' West, 919 3 feet to an iron pin, said point being the Southwest corner of the said Ishmael Combs Lands, said point also being the Southeast corner of the land herein described, thence North 30° 25' West 240 9 feet to an iron pin in a fence right of way, said point being the Northwest corner of the lands herein described, thence along said fence North 64° 00' East 927 0 feet to a point in the center of Hudson Lane, the point of beginning

Being the same property conveyed to Philip Travis and Karen C Travis, husband and wife, by Warranty Deed from Jamison Walker and Lindsey Walker, husband and wife and Charles Walker, unmarried, of record in Instrument No 20211222-0169138, in the Register's Office of Davidson County, Tennessee, dated December 17, 2021 and recorded on December 22, 2021

Being the same property conveyed to Jamison Walker and Lindsey Walker, husband and wife, as to a one-half (1/2) interest and Charles Walker, as to a one-half (1/2) interest, the half interests as they relate to one another, to be held as joint tenants with right of survivorship, by Warranty Deed from Linda G Compton, as the heir at law of Robert Bradley Crawford and as Administrator of the estate of Robert Bradley Crawford, of record in Instrument No. 20190610-0055490, in the Register's Office of Davidson County, Tennessee, dated June 06, 2019 and recorded on June 10, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 1722 Hudson Road, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 my hand this 15th day of August, 2023

Philip Travis

Karen C Travis

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Philip Travis and Karen C Travis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Nashville, Tennessee, this 15th day of August, 2023

Notary Public

My Commission Expires 9/21/2024

W BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY