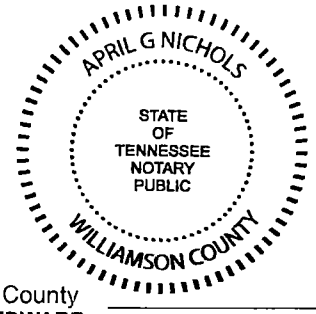
WARRANTY DEED

2023-88



State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of August, 2023

(Affix Seal) Notary Public

My Commission Expires· 7-6-2027

Karen Johnson Davidson County
Batch# 1044186 DEEDWARR
08/30/2023 09 34 44 AM 2 pgs
Fees $13 00 Taxes $37.00

20230830-0067884

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO.
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners	Send Tax Bills To	Tax ID#·
The Karshenas Family Revocable Trust 1056 Ridglea Drive Burns, TN 37029	NEW OWNER	09207032400

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John H. Otey, Jr** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **the The Karshenas Family Revocable Trust**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit·

TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, WHICH IS DESCRIBED AS FOLLOWS

BEING THE NORTH ONE HALF OF LOT NO 6 OF THE SUBDIVISION OF LOTS 17 TO 22 INCLUSIVE OF BOSTICK'S 34D ADDITION TO NASHVILLE, TENNESSEE

SAID NORTH HALF OF LOT NO 6 FRONTS 35 FEET ON THE WEST SIDE OF PARRISH STREET AND RUNS BACK BETWEEN PARALLEL LINES ON THE SOUTH SIDE OF AN ALLEY, 90 FEET TO AN ALLEY IN THE REAR

BEING THE SAME PROPERTY CONVEYED TO JOHN H OTEY, JR BY QUITCLAIM DEED FROM JOHN H OTEY, III, AN UNMARRIED MAN DATED MARCH 9, 1983 AND RECORDED ON MARCH 10, 1983 AND RECORDED IN BOOK 6018, PAGE 694, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is (X) unimproved property know as 823 Fisk Street, Nashville, TN 37203

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 7th day of August, 2023

John H Otey, Jr

State of Tennessee
County of Davidson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named John H Otey, Jr , the bargainor(s), 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

Witness my hand and official seal, this 7th day of August, 2023

Notary Public
My Commission Expires

My Commission Expires
July 6, 2027

