Karen Johnson Davidson County
Batch# 1087683 DEEDWARR
01/02/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $3,822.10
20240102-0000286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,033,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of December, 2023.

Notary Public

My commission expires:

(Notary Stamp)

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jacob Petrosky and Tracey Tytko	Same as New Owner	071-11-0-169.00
306 Pullen Ave.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Top R and A Development LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jacob Petrosky and Tracey Tytko, husband and wife

(hereinafter called the "Grantee"), his 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 the Westerly 50 feet of Lot No. 62 as shown on the map entitled Trinity Heights Addition, Subdivision of Bass Lands, of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 62 fronts 50 feet on the south side of Pullen Avenue or Street and extends back 150 feet more or less to an alley.

Being part of the same property conveyed to Top R and A Development LLC, a Tennessee limited liability company by Warranty Deed from Roy Daniel Fox, Jr., Individually and Sole Heir at Law of Frances H. Fox, of record in Instrument No. 20211124-0156144, Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on November 24, 2021.

This is improved property known as **306 Pullen Ave., Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of December, 2023.

Top R and A Development LLC, a Tennessee limited liability company

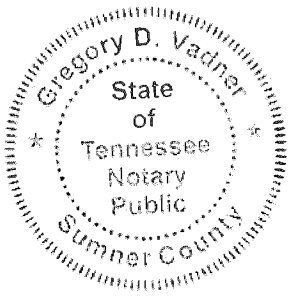
Reginald McKeever – Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Reginald McKeever, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be Sole Member (or other officer authorized to execute the instrument) of Top R & A Development, the within named bargainor, a Tennessee limited liability company, and that they as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by them as Sole Member.

Witness my hand and official seal this 29th day of December, 2023.

Notary Public
My Commission Expires: 3-23-27



LTC File No. 23-000214-626

Returned:
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 **December 29, 2023**.

Date

DHardwick

Affiant Signature

January 2, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **January**, 20**24**.

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