Karen Johnson Davidson County
Batch# 1092157 DEEDWARR
01/23/2024 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20240123-0003656

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2024.

April D. Wideman
Notary Public

MY COMMISSION EXPIRES: 03/07/2026
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-P-23-3003

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Edward Lyle	**Pinnacle Bank**	
(NAME)	(NAME)	**119-14-0-090-00**
3003 Dobbs Avenue	**150 3rd Avenue South, Suite 1000**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-2420	**Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **TYLER RADECKI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER EDWARD LYLE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 Block "A" on the Plan of Woodbine Courts, Part 1 of record in Plat Book 1130, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler S. Radecki, an unmarried man by Warranty Deed from David Garrett and Julie E. Garrett, husband and wife of record in Instrument No. 20201106-0130262 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on November 06, 2020.

Tyler S. Radecki having since married. Caitlin Radecki joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1163, Page 441, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3003 Dobbs Avenue, Nashville, Tennessee 37211-2420**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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 the 11th DAY OF JANUARY, 2024.

Tyler Radecki by Margaret Means, Attorney in Fact

Tyler Radecki by Margaret Means,
Attorney in Fact

Caitlin Radecki by Margaret Means, Attorney in Fact

Caitlin Radecki by Margaret Means,
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, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TYLER RADECKI, and who acknowledged he/she/they executed the same as the free act and deed of the said TYLER RADECKI.

Witness my hand and official seal, this the 11th of January, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CAITLIN RADECKI, and who acknowledged he/she/they executed the same as the free act and deed of the said CAITLIN RADECKI.

Witness my hand and official seal, this the 11th of January, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 1/11/24.

D. Shayne Adair

1/12/24
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 12 day of Jan, 2024.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026