Karen Johnson Davidson County
Batch# 1110060 DEEDWARR
03/12/2024 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20240312-0017009

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Michelle Kenaig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2024.

Brad
Notary Public

MY COMMISSION EXPIRES: 10/27/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-020101

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Edward Gabrys and Giovanna Ixchel Rodriguez Angeles	New Owner	
(NAME)	(NAME)	
427 McClellan Avenue		133-01-0-149
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($435,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PALMETTO CONTRACTING & CONSULTING LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL EDWARD GABRYS, AN UNMARRIED MAN, AND GIOVANNA IXCHEL RODRIGUEZ ANGELES, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning on the southerly margin of Radnor Terrace, formerly McClellan Avenue, at the northwest corner of Lot No. 16 on the map of Radnor Places, as of record in Book 421, Page 58, Register's Office for said County; thence with the southerly margin of said Terrace, westwardly 50 feet, more or less to the northeast corner of the property conveyed to Harvey Hughes and wife, by deed from J.E. Barkesdale and wife, of record in Book 1194, Page 468, said Register's Office; thence with said Hughes' westerly line, southwardly 179.5 feet, more or less, to said Hughes' southwest corner; thence eastwardly 50 feet, more or less, to the southwest corner of said lot No. 16, northwardly 179.5 feet to the beginning.

Being the same property conveyed to Tanner Maurer, a single man by Warranty Deed from Meliton Hernandez Reyes, being the same person as Meliton Reyes Hernandez, dated 03/05/2021, of record in Instrument No. 20210310-0031402, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Palmetto Contracting & Consulting LLC by Warranty Deed from Tanner Maurer, single man, dated 07/13/2023, of record in Instrument No. 20230718-0055322, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 427 McClellan Avenue, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this the 1st day of March, 2024

Palmetto Contracting & Consulting LLC, a Tennessee limited liability company

BY: M. Catoe
Mitch Catoe

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

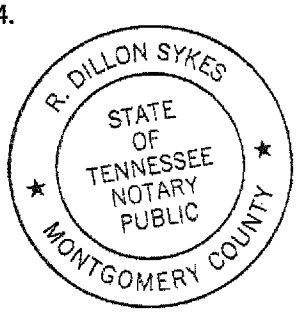
On this the 1st day of March, 2024, before me personally appeared Mitchell Catoe, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Palmetto Contracting & Consulting LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of March, 2024.

R. Dillon Sykes
Notary Public

My Commission Expires: 8/18/27

(SEAL)



Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 03/01/2024 (date of document).

Michelle W. Kendig
Affiant Signature

03/12/2024
Date

State of Tennessee

County of Williamson

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

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

