Karen Johnson
Batch # 1118942
04/04/2024 09:46:43 AM
Fees: $13.00 Taxes: $6,143.85
Davidson County
DEEDWARR
2 pgs
20240404-0023820

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240247007**	STATE OF TENNE COUNTY OF DAV The actual consideration or value, whichever is greater, for this transfer is: $1,660,500.00 Affiant Subscribed and sworn to before me, this 2nd day of April, 2024. Notary Public My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Benjamin Garmezy and Anna Garmezy 4701 Dakota Avenue Nashville TN 37209	Send Tax Bills To: Fifth Third Bank 5050 Kingsley Dr. Cincinnati, OH 45227	Tax Information: Tax Parcel ID No. 091 15 0 371.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Samuel Sander and Sheigh Noel Sander, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Garmezy and Anna Garmezy, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 602, of Block No. 29, on the plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, of record in Plat Book 57, Pages 102 & 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul Samuel Sander and Sheigh Noel Sander, husband and wife, by Special Warranty Deed from Old South Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200610-0059601, in the Register's Office of Davidson County, Tennessee, dated May 29, 2020 and recorded on June 10, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Company's First Addition to Nashville, as recorded in Plat Book 57, Page(s) 102-103.

This is improved property located at 4701 Dakota Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2024.

Paul Samuel Sander
By: Sheigh Noel Sander, Attorney in Fact

Paul Samuel Sander
By: Sheigh Noel Sander, Attorney in Fact

Sheigh Noel Sander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheigh Noel Sander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Paul Samuel Sander and that she is authorized by Paul Samuel Sander to execute this instrument on his behalf.

WITNESS my hand, at office, this 2nd day of April, 2024.

Notary Public

