Karen Johnson Davidson County
Batch# 1129984 DEEDWARR
05/02/2024 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240502-0032077

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-163

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of April, 2024

Notary Public

Commission Expires: 5-9-26

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dennis Tkalec, Cynthia Tkalec, and Robert Leo 216 Engel Avenue Goodlettsville, TN 37072	ALTURA Credit union 2847 campus parkway Riverside, CA 92507	018-11-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Larry C. Hale and wife, Pauline L. Hale

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia Tkalec and Dennis Tkalec, wife and husband and Robert Leo, a married man, as joint tenants

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 Lot No. 30 in Connell Estates, Section 2, as shown on the plan of record in Book 2900, page 1130, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 145.0 feet on the easterly side of Engel Avenue and runs back 283.7 feet on the northerly line and 276.8 feet on the southerly line to a dead line in the rear upon which it measures 145.0 feet thereon.

Being the same property conveyed to Larry C. Hale and wife, Pauline L. Hale by Warranty

Deed from Michael J. Schiele, unmarried of record in Book 8077, page 177, Register's Office for Davidson County, Tennessee, dated March 28, 1990 and recorded on March 30, 1990.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 216 Engel Avenue, Goodlettsville, TN 37072

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 so 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.

Dated this the 24th day of April, 2024.

Larry C. Hale

Pauline L. Hale

Pauline L. Hale

STATE OF TENNESSEE
COUNTY OF Sumner

On this 24th day of April, 2024, before me personally appeared Larry C. Hale and Pauline L. Hale, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of April, 2024.

Notary Signature
My commission expires: 9/27/2026

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires

WARRANTY DEED

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 24, 2024** (date of document).

Affiant Signature

May 1, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25