Warranty Deed

Karen Johnson
Batch # 1143783
06/05/2024 02:55:16 PM
Fees: $13.00 Taxes: $7,400.00
20240605-0042185

Davidson County
DEEDWARR
2 pgs

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2024.

Notary Public

My commission expires: 7/9/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Katz Amy Katz	SAME AS NEW OWNER	132-05-0-141.00
882 Glendale Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LYNDSEY WEAVER OXFORD AND JOHN OXFORD, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN KATZ AND AMY KATZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 26 on the Plan of Glendale Park of record in Plat Book 57, Page 141, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Glendale Lane at the corner of Lots No. 25 and 26; thence with the line between said two lots, Northwardly 235 feet; thence Eastwardly and parallel with the line between Lots No. 23 and 26, 190 feet to the Westerly margin of Overton Avenue; thence with the same Southwardly 235 feet, more or less, to the Northerly margin of Glendale Lane; thence with the same Westerly 190 feet to the beginning.

Being the same property conveyed to Lyndsey Weaver Oxford and John Oxford, wife and husband by Warranty Deed from Julie Dunn Koss and Alexander M. Koss II, wife and husband of record in Instrument No. 20150402-0028588 Register's Office for Davidson County, Tennessee, dated March 23, 2015 and recorded on April 02, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 882 Glendale Lane, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-24-882

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of June, 2024.

Lyndsey Weaver Oxford

John Oxford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lyndsey Weaver Oxford and John Oxford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of June, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25