Karen Johnson Davidson County
Batch# 1151790 DEEDWARR
06/27/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240627-0048433

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Catalina Adriana Sandu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2024.

Jessica Jones
Notary Public

MY COMMISSION EXPIRES: 05/17/2028
(AFFIX SEAL)

JESSICA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE

W-SH-24-817

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)
Catalina Adriana Sandu	Catalina Adriana Sandu	
(NAME) **817 Ilawood Ct**	(NAME) 817 Ilawood Court	**162-13-0-168.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Nashville, TN 37211	
(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, **KENNETH FERREL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/ does transfer and convey unto **CATALINA ADRIANA SANDU, A SINGLE WOMAN,** 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. 37 on the Plan of Section One, Dreamland Estates Southeast of record in Plat Book 5200, Page 646, 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 Kenneth Ferrel by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory Trust of record in Instrument No. 20200414-0038620 Register's Office for Davidson County, Tennessee, dated April 03, 2020 and recorded on April 14, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 646 and Amendment Book 6873, Page 410, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6192, Page 926, in the Register's Office for Davidson County, Tennessee.
- Public Utility and Drainage Easement of record in Book 6873, Page 410 and amended in Book 6192, Page 926, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 2439, Page 564, in the Register's Office for Davidson County, Tennessee.
- Sewer Easements of record in Book 4545, Page 203 and Book 4545, Page 206, 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: **817 Ilawood Ct, Nashville, Tennessee 37211**.

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 26th DAY OF JUNE, 2024.

Kenneth Ferrel

Hannah Ferrel

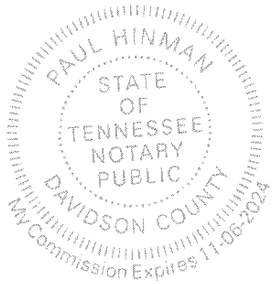
Hannah Ferrel, spouse of Kenneth Ferrel, hereby joins in this conveyance and does transfer and convey any and all marital interest Hannah Ferrel may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

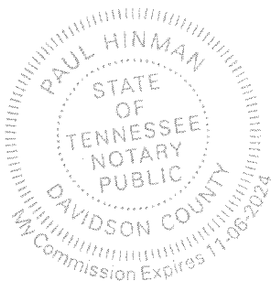


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH FERREL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, Zach Giest, 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 document is a true and exact copy of the original document executed and authenticated according to law on 06-26-2024.

Zach Giest

Affiant Signature
Date: 06-26-2024

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of June, 2024.

Jessica Jones

Notary Signature
My Commission Expires: 05-17-2028

