Karen Johnson
Batch # 1167097
08/06/2024 03:43:20 PM
Fees: $13.00 Taxes: $1,143.30
Davidson County
DEEDWARR
2 pgs
20240806-0060033

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RE24-3529

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129

File No.: 0824-049

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Elliot Silber and Claudette Silber	Elliot Silber and Claudette Silber	150-03-0-239-00
(NAME)	(NAME)	
3529 Gondola Drive	3529 Gondola Drive	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID J. GIRT AND WIFE, JULIE E. GIRT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIOT SILBER AND CLAUDETTE SILBER, HUSBAND AND WIFE**, 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. 117A, Zone Lot Division of Lots 78 through 80, 117 & 118, Chelsea of Priest Lake, Section 2-A, of record in Plat Book 6250, Page 631, 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 David J. Girt and wife, Julie E. Girt by Warranty Deed from Nancy Smith (formerly known as Nancy L Winkle) of record in Instrument No. 20040120-0007297 Register's Office for Davidson County, Tennessee, dated January 15, 2004 and recorded on January 20, 2004. Julie A. Girt and Julie E. Girt are one and the same person.

This conveyance is made subject to Easement for the Sanitary Sewer of record in Book 6932, Page 57; Subject to an Easement for Water Main of record in Book 6932, Page 93; and to any and all matters shown on said Plan of record in Plat Book 6250, Page 423 and Plat Book 6250, Page 631; all of said Register's Office.

This is improved ✠ property, known as 3529 Gondola Drive, Antioch, TN 37013

(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 our hands this 5th day of August, 2024.

David J. Girt

Julie A. Girt AKA Julie E. Girt

Julie A. Girt A/K/A Julie E. Girt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of August, 2024, before me personally appeared David J. Girt and Julie A. Girt A/K/A Julie E. Girt, 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 (or person's) free act and deed.

Notary Public

Printed Name: Amanda M Clark

My Commission Expires: 11/22/2025

