Karen Johnson Davidson County
Batch# 1168848 DEEDWARR
08/14/2024 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $3,385.13
20240814-0061677

WARRANTY DEED

(SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $914,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/15/26

File #24-PA-3518-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremy Kubach and Malia Elise Hart	**New Owner**	
(NAME)	(NAME)	**09213007600**
3518 Park Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

RICHARD E. GARDELLA, A MARRIED PERSON, AND LAYNE G. JANDA, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JEREMY KUBACH AND MALIA ELISE HART, HUSBAND AND WIFE,

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. 10, BLOCK 7, ON THE PLAN OF CHARLOTTE PARK 2nd ADDITION TO NASHVILLE of record in Plat Book 57, Page(s) 160 and 161, 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 Layne P. Gardella, unmarried and Richard E. Gardella, married, tenants in common with rights of survivorship, by Warranty Deed from Nashville Intown Development Co, LLC, of record in Instrument No. 20170605-0055564, in the Register's Office of Davidson County, Tennessee, dated June 01, 2017, and recorded on June 05, 2017. The said Layne P. Gardella having since married is now known as Layne G. Janda. The said Richard E. Gardella does hereby certify that said property has never been his primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PLAN OF CHARLOTTE PARK 2nd ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 160-161.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 3518 Park Avenue, Nashville, TN 37209.

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 2 day of August, 2024.

Layne G. Janda

Garrett Benjamin Janda

***GARRETT BENJAMIN JANDA**, spouse of **LAYNE G JANDA**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **GARRETT BENJAMIN JANDA** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2024, before me personally appeared Layne G. Janda, 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 2nd day of August, 2024.

Notary Signature
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2024, before me personally appeared Garrett Benjamin Janda, 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 2nd day of August, 2024.

Notary Signature
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Witness my/our hand(s) this the 24 day of July, 2024.

Richard E. Gardella

STATE OF FL

COUNTY OF Broward

On this 24 day of July, 2024, before me personally appeared Richard E. Gardella, 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 24 day of July, 2024.

Notary Signature
My commission expires: 12/10/24

DESIREE LANGEL
Notary Public - State of Florida
Commission # HH 57436
My Comm. Expires Dec 10, 2024
Bonded through National Notary Assn.

Certificate of Authenticity

I, Joshua A. Terry, 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 7/24/2024 8/12/2024.

Affiant Signature – Joshua A. Terry

8/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/12/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27