WARRANTY DEED

Karen Johnson Davidson County
Batch# 1185059 DEEDWARR
09/23/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20240923-0073605

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Joshua Mikulecky	**Joshua Mikulecky**	105 04 0 041.00
(NAME)	(NAME)	
14 N Hill Road	**105 Aberdour Ct**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Lexington, SC 29072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ryan Nolan Savitsky, an unmarried man, and Richard Savitsky, a married man, tenants in common with right of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joshua Mikulecky, a married man,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 112, on the Plan of TRIMBLE ADDITION TO NASHVILLE, of record in Plat Book 19, Page 220, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 112 fronts 50 feet on the Northerly margin of North Hill Street and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Ryan Nolan Savitsky, an unmarried man, and Richard Savitsky, a married man, tenants in common with right of survivorship, by Warranty Deed from William Jobe Jr. and Anita F. Morris and Elizabeth A. Woods, of record in Instrument No. 20191127-0122528, in the Register's Office of Davidson County, Tennessee, dated November 08, 2019, and recorded on November 27, 2019.

The above described propery has never been the principal marital residence of the grantor and his/her spouse.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 14 N Hill Road, Nashville, TN 37210
(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.

Effective the 23rd day of September, 2024.

Ryan Nolan Savitsky

Richard Savitsky by Ryan Nolan Savitsky, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ryan Nolan Savitsky, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Richard Savitsky for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Richard Savitsky, and is authorized by Richard Savitsky to execute this instrument on his behalf.

Witness my hand, at office, this 23rd day of September, 2024

My commission expires: 6-27-26

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202409230073605

Certificate of Authenticity

I, Christen Rabe, 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 **September 23, 2024**.

Date

Christen Rabe

Affiant Signature

9/23/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **September**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025