WARRANTY DEED

Karen Johnson
Batch # 1200244
11/01/2024 09:28:19 AM
Fees: $13.00 Taxes: $1,369.00
20241101-0084821

Davidson County
DEEDWARR
2 pgs

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Andy S. Obot	Andy S. Obot	96-5-91
(NAME)	(NAME)	
138 Donelson Pike	138 Donelson Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241879

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Charles Roger Joynes**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Andy S. Obot**, 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. :

Certain real property situate in the 3rd Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the westerly margin of Donelson Pike, said beginning point being the present NE corner of property conveyed to S. M. Bradley. Sr., et ux, in Book 1909, Page 391, Register's Office for Davidson County, Tennessee, and the SE corner of the property herein described; thence N 83°25'W 128.58 feet to an iron pin; thence N 02°30'West 65.0 feet to an iron pin; thence S 83°25'E 123.78 feet to an iron pin in the westerly margin of Donelson Pike; thence S 03°25'W 65.08 feet to the point of beginning.

BEING the same property conveyed to Charles Roger Joynes and wife, Myrna Delores Joyces by Warranty Deed from Elvin D. Sanford and wife Louise C. Sanford, dated 04/08/1977 and filed of record in Book 5135, page 4, Register's Office for Davidson County, Tennessee.

Pursuant to Final Decree of Divorce in Minute Book 86, page 329, in the Chancery Court of Robertson County, Tennessee, Myrna Delores Joynes conveyed her interest in said property to Charles Roger Joynes by Quitclaim Deed dated 06/02/1998, Register's Office for said County.

Subject to a sanitary sewers, storm drainage and water mains easement appearing of record in Book 6296, page 989, Register's Office for said County.

Subject property is not the primary residence of the grantor.

Unimproved ☐

This is improved ☒ property, known as 138 Donelson Pike, Nashville, TN 37214
(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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of October, 2024

Charles Roger Joynes

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles Roger Joynes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of October, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027