Name and Address of New Owner:
Christopher Ing
1706 Sweetbriar Ave
Nashville TN 37212
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1301966 DEEDWARR
07/25/2025 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $685.24
20250725-0058759

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 069-12-0-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tameka Officer Czech and William T. Officer**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Ing,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by E. R. Southgate, November 20th, 1946, as follows:

Beginning at a point in the center of Hydes Ferry Road 143 feet south of the southwest corner of the property conveyed to the Southern Publishing Association by deed from Jordan B. Kennedy and wife, as of record in book 1345, page 132, Register's Office for said County; thence north 38'4° east 40 feet to a post; thence north 66° east 332 feet to a stake; thence south 21° east 172 feet to a stake; thence south 85° west 345.5 feet to a stake in the center of-said Road; thence with the center of said Road northwestwardly 43 feet to the point of beginning.

Being the same property conveyed to Florence Officer from Jordan B. Kennedy Jr. and wife, Kathrine Kennedy by Installment Deed dated November 25, 1946, of record in Book 1427, Pages 147-150 Register's Office for Davidson County, Tennessee. Further being the same property that was inherited by Pauline O. Newsom (by intestacy from Florence Gracie Officer), as evidenced by an Affidavit of Heirship of record in Instrument Number 20231026-0083779, Register's Office for Davidson County, Tennessee. Florence Officer and Florence Gracie Officer are one and the same person. Further being the same property conveyed to Tameka Officer Czech and William T. Officer by Quitclaim deed from Pauline O. Newsom dated 10/27/2023 and file of record in Instrument No. 20231027-0084265, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3734 John Mallette Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of July, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____(SEAL)
Tameka Officer Czech

_____(SEAL)
William T. Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2025, before me personally appeared Tameka Officer Czech and William T. Officer, 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 21st day of July, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of July, 2025.

_____
Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/21/25 (date of document).

Affiant Signature

7/21/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025