WARRANTY DEED

13.00
527.25
540.25

Box 58-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: 9/24/04

(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC,
4698 Lebanon Road, Hermitage, Tennessee 37076

H-0504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naomi Manning	Same	119-05-0-178.00
(NAME)	(NAME)	
309 Elberta Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Damian Kozak, also known as Damian N. Kozak, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Naomi Manning and husband, Clarence Manning Jr., 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. 5 and the westerly 23.1 feet of Lot No. 6 on the map of re-subdivision of part of Block No. 27 and other Blocks in Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for said County.

Said Lot No. 5 and the westerly part of Lot No. 6 front together 65.1 feet on the southerly side of Elberta Street, and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Damian N. Kozak by Warranty Deed from Clarence E. Ghea, unmarried, dated October 30, 1995, of record in Book 9845, Page 323, corrected by instrument of record in Book 10120, Page 872, Register's Office for Davidson County, Tennessee. The said Damian N. Kozak being the same personas Damian Kozak.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 309 Elberta Street, Nashville, TN 37210

(House Number) (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 my hand this 5th day of July, 2002.

Davidson County DEEDWARR
Recvd: 07/22/02 10:48 2pgs
Fees:13.00 Taxes:527.25

20020722-0087619

Damian Kozak

By Mary Christine Ghea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Mary Christine Ahr, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Damian Kozak, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Damian Kozak. Witness my hand and Notarial Seal this 11th day of July, 2002.

Notary Public

My Commission Expires: 12-29-05

KAREN L TRUSTY ★ TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ WILLIAMSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076
