- Garre... Davidson County
Batch# 118022 DEEDWARR
07/18/2018 12:54:15 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20180718-0070035

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Escambia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-44761

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clay Bass Wood	New Owner	102-07-O-115.00
(NAME)	(NAME)	
6624 Upton Ln.		
(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 considerations, the receipt of which is hereby acknowledged, we, **John M. Prusynski, Barbara A. Geiger, Wanda M. Doland, Daryl G. Prusynski, James W. Prusynski, Betsy D. Prusynski and Reva S. Prusynski, heirs at law of the estate of Patrick Allen Prusynski**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Clay Bass Wood, a single man and Christine Adell Sidwell, a single woman, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 22 on the Plan of Section 26, Charlotte Park Formerly "Beacon Square Section 2", of record in Plat Book 3700, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patrick A. Prusynski, an unmarried person by Warranty Deed from James R. Parris and wife, Susan K. Parris, dated 08/09/1993, recorded 08/31/1993, of record in Book 9064, Page 535, in the Register's Office for Davidson County, Tennessee.

The said Patrick A. Prusynski died intestate on 08/29/2017, leaving the said John M. Prusynski, Barbara A. Geiger, Wanda M. Dolan, Daryl G. Prusynski, James W. Prusynski, Betsy D. Prusynski and Reva S. Prusynski, as the only heirs at law as evidenced in the Probate Court Docket No 17P1772, Davidson County, Tennessee. See also affidavit of heirship of record in Instrument No. 20180718-0070028 Register's Office of Davidson County, Tennessee.

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, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6624 Upton Ln., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-44761s
SMG TN Warranty Deed

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/or 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/or 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 our hands this 10th day of July, 2018.

John M. Prusynski

Barbara A. Geiger by John M. Prusynski Attorney in Fact
Barbara A. Geiger
BY: John M. Prusynski, Attorney-in-Fact

Wanda M. Doland by John M. Prusynski Attorney in Fact
Wanda M. Doland
By: John M. Prusynski, Attorney-in-Fact

Daryl G. Prusynski by John M. Prusynski Attorney in Fact
Daryl G. Prusynski
By: John M. Prusynski, Attorney-in-Fact

James W. Prusynski by John M. Prusynski Attorney in Fact
James W. Prusynski
By: John M. Prusynski, Attorney-in-Fact

Betsy D. Prusynski by John M. Prusynski Attorney in Fact
Betsy D. Prusynski
by: Betsy D. Prusynski, Attorney-in-Fact

Reva S. Prusynski by John M. Prusynski Attorney in Fact
Reva S. Prusynski
By: John M. Prusynski, Attorney-in-Fact

State of Florida
County of Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Prusynski**, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of July, 2018.

Marilyn Clifton
Notary Public
My Commission expires: 10/10/21

MARILYN CLIFTON
Notary Public - State of Florida
Commission # GG 150089
My Comm. Expires Oct 10, 2021
Bonded through National Notary Assn.

State of Florida
County of Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Prusynski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Barbara A. Geiger** as her Attorney in Fact as the free act and deed of the within named **Barbara A. Geiger.**

Witness my hand and official seal, this 10th day of July, 2018.

Marilyn Clifton
Notary Public
My Commission expires: 10/10/21

MARILYN CLIFTON
Notary Public - State of Florida
Commission # GG 150089
My Comm. Expires Oct 10, 2021
Bonded through National Notary Assn.

State of Florida
County of Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Prusynski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Wanda M. Doland** as her Attorney in Fact as the free act and deed of the within named **Wanda M. Doland.**

Witness my hand and official seal, this 10th day of July, 2018.

Marilyn Clifton
Notary Public
My Commission expires: 10/10/21

MARILYN CLIFTON
Notary Public - State of Florida
Commission # GG 150089
My Comm. Expires Oct 10, 2021
Bonded through National Notary Assn.

State of Tennessee
County of Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Prusynski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Daryl G. Prusynski** as his Attorney in Fact as the free act and deed of the within named **Daryl G. Prusynski.**

Witness my hand and official seal, this 16th day of July, 2018.

Marilyn Clifton
Notary Public
My Commission expires: 10/10/21

MARILYN CLIFTON
Notary Public - State of Florida
Commission # GG 150089
My Comm. Expires Oct 10, 2021
Bonded through National Notary Assn.

State of Florida
County of Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Prusynski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **James W. Prusynski** as his Attorney in Fact as the free act and deed of the within named **James W. Prusynski.**

Witness my hand and official seal, this 10th day of July, 2018.

Marilyn Clifton
Notary Public
My Commission expires: 10/10/21



State of Florida
County of Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Prusynski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Betsy D. Prusynski** as her Attorney in Fact as the free act and deed of the within named **Betsy D. Prusynski.**

Witness my hand and official seal, this 10th day of July, 2018.

Marilyn Clifton
Notary Public
My Commission expires: 10/10/21

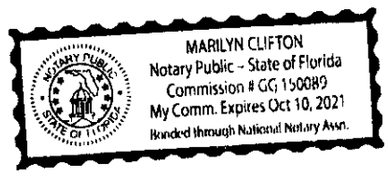


State of Florida
County of Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John M. Prusynski** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Reva S. Prusynski** as her Attorney in Fact as the free act and deed of the within named **Reva S. Prusynski.**

Witness my hand and official seal, this 10th day of July, 2018.

Marilyn Clifton
Notary Public
My Commission expires: 10/10/21



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075