WARRANTY DEED

Karen Johnson Davidson County
Batch# 223837 DEEDWARR
04/30/2019 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $4,288.86
20190430-0039896

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF April 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

COURTNEY KAMINSKI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aunt Snooze Revocable Living Trust c/o Susan Ostrowski	New Owner	
(NAME) 112 Allendale Drive	(NAME)	130 01 0 008.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN OSTROWSKI, AS TRUSTEE FOR THE AUNT SNOOZE REVOCABLE LIVING TRUST U/A/D JUNE 27, 2016** , HEREINAFTER CALLED THE GRANTEE, HIS 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. 40 on the Plan of West Meade Farms, Section 3, as of record in Book 1835, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 85 feet on the North side of Allendale Drive and runs back between lines, 152.6 feet on the Easterly line and 179.6 feet on the Westerly line to a dead line in the rear on which it measures 105.4 feet.

Being the same property conveyed to Nashville Now Investments, LLC, a Tennessee limited liability company, by Warranty Deed recorded on the 19th day of June, 2018, of record in Instrument No. 20180619-0058746, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 112 Allendale Drive, Nashville, TN 37205
(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 30 day of April, 2019

NASHVILLE NOW INVESTMENTS, LLC

BY: Richard S Olszewski.

RICHARD S. OLSZEWSKI, PRESIDENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Richard S. Olszewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Nashville Now Investments, LLC the within named bargainor, a limited liability company and that he as such President, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as President.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2019.

My Commission expires:

CORTNEY KAMINSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2022

C Kaminski

Notary Public

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appears before me, Cortney Kaminski, a notary public for this County and State, Sandra Meeker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

