Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0713

Karen Johnson Davidson County
Batch# 224955 DEEDWARR
05/02/2019 02:09:25 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20190502-0041114

ELIZABETH M. PRESTON ★ NOTARY PUBLIC ★ MONTGOMERY COUNTY
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2019

Notary Public

10/14/19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth Henderson Smith 1508 Hamden Drive Nashville, TN 37211	New Owner	161-06-0A-118.00-CO

WARRANTY DEED

FOR AND IN 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,

Matthew G. Sulecki and Terri Ann Sulecki, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Henderson Smith, Unmarried

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 Unit 118 on the Plan of Final Plat of Oakhill Townhomes, Phase 3, Lot 3, as shown on Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for OakHill Townhomes of record as Instrument No. 20080709-0070601, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew G. Sulecki and Terri Ann Sulecki, husband and wife by Warranty deed from Charles K. Sharpe, unmarried, and Amy Stennett Smith f/k/a Amy Stennett, married of record in Instrument No. 20150825-0086065 Register's Office for Davidson County, Tennessee, dated August 20, 2015 and recorded on August 25, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1508 Hamden Drive, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of May, 2019.

Matthew G. Sulecki

Terri Ann Sulecki

STATE OF Penna.
COUNTY OF Westmoreland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew G. Sulecki and Terri Ann Sulecki** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Latrobe (city), Penna (state) this 1st day of May, 2019.

Notary Public
My Commission Expires: _____

(Notary Seal)

Commonwealth of Pennsylvania - Notary Seal
Terry J. Downs, Notary Public
Westmoreland County
My commission expires January 23, 2023
Commission number 1042256
Member, Pennsylvania Association of Notaries