WARRANTY DEED

PREPARED BY
BANKERS TITLE ... OW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-19-23
(AFFIX SEAL)

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Vickie L. Nicholson	New Owner	096 16 0A 035.00
(NAME)	(NAME)	
110 Lakebrink Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dexie N. Kadlubowski and Jeffrey Kurtis Kadlubowski, wife and husband** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vickie L. Nicholson, an unmarried woman,** , 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:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Being Unit Number 55, on the First Revision, Phase One, Section Two, Larchwood, a Planned Unit development, as shown by plat of record in Plat Book 6200, Page 347, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same lands conveyed to Dexie N. Durham from William L. Giannini by Warranty Deed dated December 13, 2013 and recorded December 16, 2013 as Instrument No. 20131216-0126880, in said Register's Office for Davidson County, Tennessee. The said Dexie N. Durham is one and the same as Dexie N. Kudlubowski.

Jeffrey Kurtis Kadlubowski, spouse of Dexie N. Kadlubowski, joins in this conveyance to convey any and all rights, title, and interest marital or otherwise.

Further known as: 110 Lakebrink Drive, Nashville, TN 37214

Parcel Id(s): 096 16 0A 035.00

Karen Johnson Davidson County
Batch# 231171 **DEEDWARR**
05/17/2019 08:41:35 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20190517-0046494

File Number: 1904-0324

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 110 Lakebrink Drive, Nashville, TN 37214

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 our hands this 10 day of May, 2019

Dexie N. Kadlubowski

Jeffrey Kurtis Kadlubowski

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dexie N. Kadlubowski and Jeffrey Kurtis Kadlubowski, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2019.

Notary Public

My Commission Expires: 8/27/22

(SEAL) EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

File Number: 1904-0324