Karen Johnson Davidson County
Batch# 310136 DEEDWARR
11/04/2019 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20191104-0113310

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-26-2022

Y-BW-19-600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ciprian F. Contreras and Jaclyn C. Contreras	NEW OWNER	
(NAME) **600 Maplewood Lane**	(NAME)	**061-06-0-052.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **JOHN RICHARD KOWALSKY AND JENNY LEE SAGE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CIPRIAN F. CONTRERAS AND JACLYN C. CONTRERAS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11th, formerly 18th, Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of the subdivision of the northerly part of Mrs. Lela Hagan's 29.23 acre tract in Maplewood, not of record, described according to a survey by W.B. Southgate, Surveyor, October 10, 1935, as follows:

Beginning in the center of Maplewood Lane at a point 768.2 feet west of the westerly margin of Hutson Avenue; said point being the corner of Lots Nos. 5 and 6; thence with the line between said two lots south 13 deg. west 500 feet; thence north 87 deg. west 220 feet; thence north 27 deg. east 528 feet to the center of said Lane; thence with the center of said Lane, south 87 deg. east 102.5 feet to the beginning.

Being the same property conveyed to John Richard Kowalsky and Jenny Sage Gray, husband and wife by Warranty deed from Clearwater Properties, LLC of record in Instrument No. 20160429-0041892 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 29, 2016.

Jenny Sage Gray legally changed her name May 12, 2017 and is now known as Jenny Lee Sage

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 Maplewood Lane, Nashville, Tennessee 37216**.

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 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 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/our hand(s) this the 30th DAY OF OCTOBER, 2019.

John Richard Kowalsky

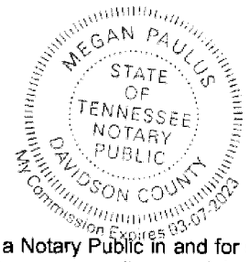
Jenny Lee Sage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of October, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

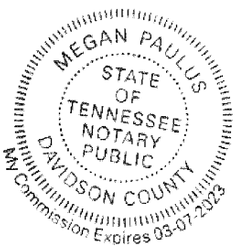


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of October, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

