This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 323438 DEEDWARR
12/03/2019 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20191203-0124243

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $307,000.00

Affiant Signature
Subscribed and sworn to before me on this the 21st of November, 2019.

Notary Public

My Commission expires 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Catherine M. Kaiman
2322 Cabin Hill Road
Nashville, TN 37214
SEND TAX BILLS TO:
Catherine M. Kaiman
2322 Cabin Hill Road
Nashville, TN 37214

MAP AND PARCEL NUMBER: Tax ID #: 07311008000

WARRANTY DEED

19NT01150

Effective the 21st of November, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michael Murawski, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Catherine M. Kaiman and Kent Hernandez, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Revision of Section One, Sunset View of record in Plat Book 2663, Page(s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 113 fronts 90 feet on the Northerly side of Cabin Hill Road and runs back 116.9 feet on the Westerly line and 160 feet on the East line to a dead line in the rear on which it measures 100.2 feet.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Michael Murawski, a single man, by Warranty Deed from Suzanne M. Hodges, Trese M. Meyer and Timothy R. McCarthy, Successor Trustees of John W. McCarthy Revocable Living Trust, dated 07/23/2019 and recorded 07/30/2019 as Document No.20190730-0074776,Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2322 Cabin Hill Rd, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 21st of November, 2019.

Michael Murawski

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Michael Murawski**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 21st of November, 2019.

Notary Public

My commission expires: 5/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

