Karen Johnson Davidson County
Batch# 362876 DEEDWARR
02/25/2020 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20200225-0020852

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200124516**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $599,900.00. Affiant Subscribed and sworn to before me, this ~~24th~~ 25th day of February, 2020. Notary Public My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Joshua Ray Anthony 409 B 35th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-09-0-394.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Orlowski, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Ray Anthony, a single person** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108B on the Plan of Zone Lot Division of Lot Nos. 107 and 108, W.R. Wilson Subdivision of record in Plat Book 6200, Page 730 amending Plat Book 332, Page 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Orlowski, an unmarried man by Warranty deed from S. Kurt Denny, a married man of record in Instrument No. 20180305-0020261 Register's Office for Davidson County, Tennessee, dated March 02, 2018 and recorded on March 05, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 730 amending Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee.

This is improved property located at 409 B 35th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 24th day of February, 2020.

Daniel Orlowski

STATE OF Connecticut)
COUNTY OF New Haven) Hamden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Orlowski, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2020.

Crystal L. Burney
Notary Public
My Commission Expires: June 30, 2024

CRYSTAL L. BURNEY
NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 30, 2024

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

