Karen Johnson Davidson County
Batch# 394365 DEEDWARR
05/01/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $876.90
20200501-0045624

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35422-04-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $237,000.00. Affiant Subscribed and sworn to before me this 29th day of April, 2020. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 9, 2021

WARRANTY DEED

Address New Owner: Stacy Gazenski Gonzalo Del Castillo 508 Norton Avenue Nashville, TN 37207	**Send Tax Bills To:** InterLinc Mortgage Svc, LLC 5875 N Sam Houston PKWY West Suite 300 Houston, TX 77086	**Tax Information:** Map and Parcel No.: 071 08 0 183 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, **Stephen Karpenko, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stacy Lynn Gazenski, an unmarried woman and Gonzalo Del Castillo, an unmarried man, as joint tenants with right of survivorship** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 508 Norton Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 has executed this instrument on the ____ day of April, 2020.

Stephen Karpenko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 28th day of April, 2020.

Notary Public

My Commission Expires:

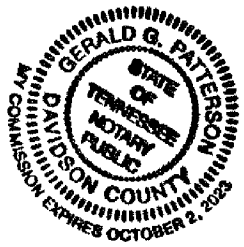


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Map of Section One Joywood Heights, as of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen Karpenko, an unmarried man, by deed dated September 30, 2016 from Vincent E. Turley and Tara L. Turley, husband and wife, of record in Instrument No. 20161007-0106552, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 071 08 0 183 00.
2. All matters appearing on the Plan of record as Book 1130, page 91, Register's Office for Davidson County, Tennessee.
3. Easement granted to Tennessee Railway and Light Company of record in Book 834, page 448, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Robert L. Scruggs, 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 Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022