Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
Joseph Prielozny
1903 9th Avenue
Nashville, TN 37208

Send Tax Bills To:
Joseph Prielozny
312 Culpepper Ct.
Brentwood, TN 37027

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-07-0-503.00

Karen Johnson Davidson County
Batch# 394441 **DEEDWARR**
05/01/2020 11:23:00 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20200501-0045756

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew Chek Milliken, unmarried** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph Prielozny a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Rutherford County, Tennessee, described as follows, to-wit:

Land in the First Ward, in the City of Nashville, Davidson County, Tennessee. being [he northerly 10 feet of Lot No. 27, and the southerly 30 feet of Lot No. 28 on the Map of the Subdivision of Lot No. 2 of the Thomas Woodard property as of record in Plan Book 2. Page 104, Chancery Court at Nashville. Tennessee.

Being the same property conveyed to Matthew Chek Milliken, unamrried, by Special Warranty Deed from Rescomm Holdings No. 2, LLC, recorded on April 21, 2008, in the Instrument No. 20080421-0040476, in the Register's Office for Davidson County, Tennessee.

Properly Known as: 1903 9th Avenue North, Nashville. Tennessee. 37208

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2020.

Matthew Chek Milliken (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2020, before me personally appeared Matthew Chek Milliken, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2020.

Notary Signature
My commission expires:

JOHN ALFRED BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of April, 2020.

Notary Public
My commission expires:
File No. 2020-947

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022