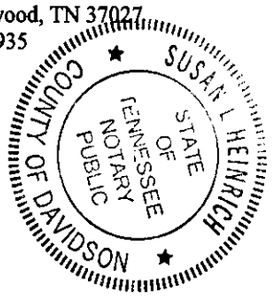
Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1935



Karen Johnson Davidson County
Batch# 440145 DEEDWARR
07/17/2020 03:28:04 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20200717-0078974

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of July, 2020

Notary Public

Commission Expires: 9/16/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alex Daughetry and Georgia Sims 1433 Scarcroft Lane Nashville, TN 37221	Truist Bank P.O. Box 79041 Baltimore MD 21279-0041	141-05-0A-159.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert Piestrzynski and Laura Piestrzynski, husband and wife, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Alexander Daugherty and Georgia L. Sims, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Final Plat of Avondale Park, Phase 2, Section 4, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20110208-0011100, 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 Laura Piestrzynski and Robert Piestrzynski, wife and husband, as joint tenants with right of survivorship by Quitclaim deed from Laura Piestrzynski, married to Robert Piestrzynski, and Mitchell Piestrzynski, married to Christine Piestrzynski of record in Instrument No. 20170125-0008338 Register's Office for Davidson County, Tennessee, dated January 14, 2017 and recorded on January 25, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved propery known as: 1433 Scarcroft Lane, Nashville, TN 37221

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; and we so covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of July, 2020.

Robert Piestrzynski

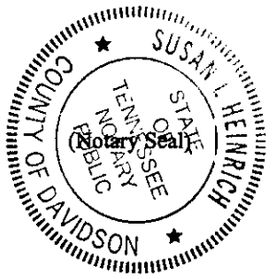
Laura Piestrzynski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 17th day of July, 2020.

Notary Public
My Commission Expires 9/6/2022



(Notary Seal)