(2)

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 442345 DEEDWARR
07/22/2020 12:48:01 PM 3 pgs
Fees: $18.00 Taxes: $736.26

20200722-0080518

Name and Address of New Owner:
Anna Alexandria Rzepkowski
4045 Saddlecreek Way
Antioch, TN 37013

From Information Furnished The Parties

Map and Parcel 175 2 G 52CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION**, has this day bargained and sold and does hereby transfer and convey unto, **ANNA ALEXANDRIA RZEPKOWSKI AND JULES W RZEPKOWSKI, WIFE AND HUSBAND,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Unit No. 6402, on the plan of Old Hickory Commons, Section Five, A Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040940 , and amended in Instrument No. 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Quitclaim Deed from Old Hickory Commons, LLC. a Tennessee Limited Liability Company, dated June 19, 2020, appearing of record in Instrument No. 20200626-0069315, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Instrument Number 20190502-0040940, and amended in Instrument Number 20190502-0040941 and also in the Amended and Restated Declaration of Protective Covenants , Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20070920-00112646, Instrument Number 20071213-0143334, Instrument Number 20080710-0071087, Instrument Number 20080317-0026338, Instrument Number 20101222-0101832, Instrument Number 20130322-0028759, Instrument Number 20140207-0011094, Instrument Number 20170602-0055284, Instrument Number 20081117-0113467, Instrument Number 20130322-0028759 and Instrument Number 20140207-0011094; Stormwater Detention Agreement for Old Hickory Commons filed as Instrument Number 20060307-0026092; Fifty-Foot Colonial Pipeline Easement filed for record in Book 3570, page 11; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation d/b/a TDS Telecom of record in Instrument Number 20080709-0070604 and Instrument Number 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville I, LLC of record in Instrument Number 20161212-0130102; Transmission Line Easements of record in 7Book 2344, page 432, Book 4425, page 535 and Book 11124, page 716, Record Plat of record in Instrument Number 201

Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ANNA ALEXANDRIA RZEPKOWSKI AND JULES W RZEPKOWSKI, WIFE AND HUSBAND,,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of June, 2020.

Ole South Properties, Inc., a Tennessee Corporation

BY: _____

JOHN DAVIS, VICE PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JOHN DAVIS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **VICE PRESIDENT of OLE SOUTH PROPERTIES, INC.,** executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **VICE PRESIDENT.**

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 29th day of June, 2020.

MOLLY L SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD C

_____
NOTARY PUBLIC
My Commission Expires: 12/18/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$198,990.00,** which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Ana Alexandria Rygielski

AFFIANT

SWORN to and subscribed before me,
this 29th day of June, 2020.

Molly L. Smith

NOTARY PUBLIC
My Commission Expires: 12/18/22

