LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$965,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAL MAX PROPERTIES, LP	**SAME**	**117-05-0-075.00**
(NAME) **32158 CAMINO CAPISTRANO, SUITE A PMB 362**	(NAME)	
(ADDRESS) **SAN JUAN CAPISTRANO, CA 92675**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 456685 DEEDWARR
08/13/2020 03:13:41 PM 2 pgs
Fees: $13.00 Taxes: $3,570.50

20200813-0090990

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STEPHEN MARK SEFSIK, HELEN SEFSIK AND MICHAEL SCOTT SEFSIK, BEING THE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF SALLYE SEFSIK AND SYLVIA KARNOWSKY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CALMAX PROPERTIES, LP, A CALIFORNIA LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 4 and westerly 75 feet of Lot No. 5 on the Plan of the Henry Sperry Subdivision, as shown of record in Book 974, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 and part of Lot No. 5 adjoin and front together 175 feet on the northerly side of Woodmont Boulevard and run back between parallel lines 315 feet to a dead line.

Being the same property conveyed to Lula Karnowsky by deed from Sperry Realty Company, dated April 22, 1938, recorded April 27, 1938, of record in Book 1049, page 292, said Register's Office. The said Lula Karnowsky died in March of 1939, survived by her husband, Ike Karnowsky, sons, Charles J. Karnowsky and Saul Karnowsky, and granddaughters, Sylvia Karnowsky and Sallye Karnowsky Sefsik. The said Ike Karnowsky died on August 15, 1953, and the Will of Ike Karnowsky of record in Will Book 66, page 441, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised subject property to Charles Karnowsky. The said Charles J. Karnowsky died on November 20, 1975. The Last Will and Testament of Charles Karnowsky of record in Will Book 115, page 532, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised a life estate to his wife, Ruby Karnowsky, and upon her death to Sylvia Karnowsky and Sallye Karnowsky Sefsik. The said Ruby Karnowsky died on August 16, 1978. The said Sallye Karnowsky Sefsik has since died on December 31, 2003. The Last Will and Testament of Sallye K. Sefsik of record in Docket No. 04P-44, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised a one-third(1/3) interest each to Stephen Mark Sefsik, Michael Scott Sefsik and Carrie Linn (Sefsik). By Quitclaim Deed dated August 3, 2018, recorded August 10, 2018, of record in Inst. No. 20180810-0078957, said Register's Office, the said Carrie Linn conveyed her interest in subject property to Sylvia Karnowsky. The said Sylvia Karnowsky has since died on February 6, 2020. The Last Will and Testament of Sylvia Karnowsky of record in Docket No. 20P439 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Mark Sefsik and his wife, Helen Sefsik, and appointed the said Mark Sefsik as Executor.

This conveyance is subject to matters shown on the Book 974, Page 21; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **3612 WOODMONT BLVD., NASHVILLE, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 12 day of August, 2020.

STEPHEN MARK SEFSIK

MICHAEL SCOTT SEFSIK

HELEN SEFSIK

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 **Stephen Mark Sefsik, Michael Scott Sefsik, and Helen Sefsik**, the bargainors, 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 office this 12 day of August, 2020.

My Commission Expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public