ADDRESS NEW OWNER: Jacob Smith
Karly Rezac
105 Rushing Brook Cir.
Nashville, TN 37221

SEND TAX BILL TO: new owners

MAP-PARCEL NOS. 155150A00600CO

Karen Johnson Davidson County
Batch# 457465 DEEDWARR
08/14/2020 02:11:17 PM 2 pgs
Fees: $13.00 Taxes: $1,626.15

20200814-0091416

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-P-20105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jeffrey S. Pawlikowski and Lyndsay Pawlikowski, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jacob R. Smith and Karly N. Rezac, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Stonemeade, Section 1, of record in Book 6900, Pages 800-801, Register's Office for said County, to which plan reference is hereby made for a more complete description. See also Instrument to Amend Final Subdivision Plat in Instrument No. 20140123-0006547, said Register's Office.

Being the same property conveyed to Jeffrey S. Pawlikowski and Lindsay C. Pawlikowski, husband and wife, from KAT, Inc., by Warranty Deed recorded on December 9, 2015, in Instrument No. 20151209-0123916, Register's Office for Davidson County, Tennessee.

This is property with a common address of 105 Rushing Brook Circle, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2)All matters as shown on the Plan of Stonemeade, Section I of record in Plat Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee. See amendment as to Lot 9 in Instrument No. 20140123-0006547, said Register's Office.(3)All matters as shown on the Boundary Plat of Stonemeade of record in Plat Book 6900, page 799, Register's Office for Davidson County, Tennessee.(4)Declaration of Covenants, Conditions and Restrictions for Stonemeade of record in Book 7701, page 290, Reaffirmation of Declaration of Covenants, Conditions and Restrictions for Stonemeade Subdivision, the Charter of the Stonemeade Homeowners' Association, and the By-Laws of the Stonemeade Homeowners' Association of record in Book 8349, page 43, Amended in Book 8810, page 840, Register's Office for Davidson County, Tennessee.(5)By-Laws of the Stonemeade Homeowners' Association, Inc. of record in Book 7701, page 331 (Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions), and amended on Book 8517, page 992, Register's Office for Davidson County, Tennessee.(6)Charter of Stonemeade Homeowners' Association, Inc. of record in Book 7920, page 728, Register's Office for Davidson County, Tennessee.(7)Quitclaim Deed to Homeowners' Association for Open Area (Section I) of record in Book 8517, page 997, Register's Office for Davidson County, Tennessee.(8)Addition of a Ten Foot Electrical Utility Easement applicable to Lots 12 and 13 on the plan of Stonemeade, Section One, of record in Book 8649, Page 174, said Register's Office.(9)Agreement for Dedication of Public Utilities Easement of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee.(10)Deed of Easement and Agreement between Stonemeade Homeowners' Association and Bellevue IL-AL, Investors, LLC of record in Instrument No. 20200210-0015125, Register's Office for Davidson County, Tennessee.(11)Subject to rights of others in and to the cemetery located in said subdivision (Section I), with rights of ingress and egress thereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of August 2020.

Jeffrey S. Pawlikowski

Lyndsay Pawlikowski

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 **Jeffrey S. Pawlikowski and Lyndsay Pawlikowski, husband and wife** , with whom I am personally acquainted, or who 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 12th day of August 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $439,500.00.

Affiant

Subscribed and sworn before me this 12th day of August 2020.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Notary Public
My Commission Expires: 7/9/24

File No. 2007K148