RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014139

Karen Johnson Davidson County
Batch# 459350 DEEDWARR
08/18/2020 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,552.63
20200818-0092881

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14th~~ 18th day of August, 2020.

NOTARY PUBLIC

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. Kownacki and Kaitlyn G. Kownacki 1518 Russell Street Nashville, TN 37206	Same address as new owner	083-13-0-400.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($689,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANIEL LUIZ HORTON, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN M. KOWNACKI AND KAITLYN G. KOWNACKI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson county, Tennessee, being the Easterly 33 feet of Lot No. 82 and the Westerly 17 feet of Lot 83, Block "J" on the Plan of Subdivision of the Lindsley Home Place of record in Plat Book 2, page 92, 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 Daniel Luiz Horton, unmarried from Autumn E. Guzzardi-Horton NKA Autumn E. Guzzardi, unmarried, by Quitclaim Deed dated 11/26/2018 and recorded 12/07/2018 in Instrument No. 20181207-0119526, Register's Office of said County.

Being the same property conveyed to Daniel Luiz Horton and Autumn E. Guzzardi-Horton, husband and wife from Kristin Elizabeth ware, unmarried, by Warranty Deed dated 06/15/2017 and recorded 06/16/2017 in Instrument No. 20170616-0060725, and scrivener's Affidavit in Instrument No. 20170919-0095711, Register's Office of said County.

The address of the herein described property is believed to be 1518 Russell Street, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of August, 2020.

DANIEL LUIZ HORTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Daniel Luiz Horton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of August, 2020.

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Printed Notary Name

My commission expires: 11-20-2023

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

