This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 461929 DEEDWARR
08/21/2020 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,680.65
20200821-0094804

WARRANTY DEED

THIS INDENTURE, made this 7th day of AUGUST, A.D., 2020, by and between

Elizabeth A. Swiech and Stephen R. Swiech wife and husband

DAVID ONUSCHECK JR AND CAITLIN FORREST First Parties, and
ONUSCHECK, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 801, Block 38, as shown on the map entitled Plan of Charlotte Park, First Addition, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth A. Spina, unmarried, and Stephen R. Swiech, unmarried, as joint tenants with right to survivorship by Deed dated August 15, 2014 from Rebecca M. Kahl, married, recorded August 18, 2014, in Instrument Number 20140818-0074455, in the Official Records of Davidson County, Tennessee. The said Elizabeth A. Spina and Stephen R. Swiech having since married. Elizabeth A. Spina now known as Elizabeth A. Swiech.

OWNER:
DAVID ONUSCHECK JR and CAITLIN FORREST ONUSCHECK
4900 WYOMING AVE
NASHVILLE, TN 37209

RESPONSIBLE TAXPAYER:
DAVID ONUSCHECK JR and CAITLIN FORREST ONUSCHECK
4900 WYOMING AVE
NASHVILLE, TN 37209

CLT # 10303013700

MR-REA-SWIECH

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Elizabeth A. Swiech Stephen R. Swiech

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Elizabeth A. Swiech and Stephen R. Swiech wife and husband, 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.

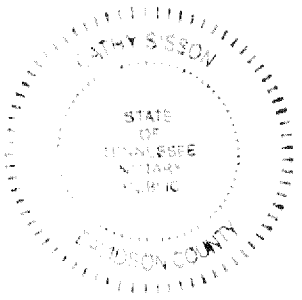
Witness my hand, at office, this 12th day of July, 2020

✓_____

Notary Public

My Commission Expires
July 9, 2022

My Commission Expires: ✓_____



MR-REA-SWIECH

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 724,500.00.

Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 7th day of AUGUST, 2020.

Signature of Notary Public

Notary Seal

Brittany Sensabaugh
Printed Name of Notary

05-09-23
Commission Expiration

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

MR-REA-SWIECH

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23