(3)

Return To
II STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

SAMANTHA KILGOUR NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/16/22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 473756 DEEDWARR
09/11/2020 09:47:52 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200911-0103645

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam J. Callis	Same as new owner	
2632 Sequoya Tree		119-06-0-176.00-CO
Murfreesboro. TN 37127		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stephen M. Onuska and Daisy L. Onuska, as husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam J. Callis and Laura Callis, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 26 on the Plan of Part of The W. C,. Miller Home Place Sterling Heights Section Two of record in Plat Book 1424, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the South margin of Jay Street at the corner of Lots Nos. 26 and 27; thence with the line between said lots, Southerly 150 feet to a point; thence Westerly 87.87 feet to the East margin of Sterling Boone Drive; thence with the margin of the same, Northerly 129.78 feet to the beginning curve; thence around said curve Northeasterly 31.63 feet to the south margin of Jay Street; thence with the margin of the same, Easterly 69.26 feet to the beginning.

Being the same property conveyed to Stephen M. Onuska and Daisy L. Onuska, as husband and wife by Warranty deed from Anna J. Grossman, an unmarried woman of record in Instrument No. 20140117-0004880 Register's Office for Davidson County, Tennessee, dated January 15, 2014 and recorded on January 17, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **79 Jay Street, Nashville, TN 37210.**

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 the 28th day of August, 2020.

Stephen M. Onuska by Samuel F. Anderson, Attorney-in-Fact

Daisy L. Onuska by Samuel F. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** 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 on behalf of **Stephen M. Onuska**, as his Attorney in Fact, as the free act and deed of the within named **Stephen M. Onuska**.

Witness my hand and official seal this the 28th day of August, 2020.

My Commission expires 3/28/22

Notary Public

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally accuainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Daisy L. Onuska**, as her Attorney in Fact, as the free act and deed of the within named **Daisy L. Onuska**.

Witness my hand and official seal this the 28th day of August, 2020.

My Commission expires 3/28/22

Notary Public

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY