Karen Johnson Davidson County
Batch# 479985 DEEDWARR
09/21/2020 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $573.13
20200921-0108077

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

05-NSH20-00135

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/21/2022
(AFFIX SEAL)

Address of New Owner:	Send Tax Bills to:	Tax Information:
Meagan Grossholz and 131 Five Oaks Dr Nashville, TN 37217	New Owner	

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dafina Czernoczky, now Lowry, A** married **Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Meagan Grossholz, A Single Woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Exhibit "A" attached hereto and made a part hereof

Land in Davidson County, Tennessee, being Unit No. 131, on the plan of Five Oaks Formerly The Meadow, a Planned Unit Development (erroneously referenced in prior deed as Five Oaks, Formerly the Meadows, a Planned Unit Development), a Planned Unit Development, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 5781, Page 563; Book 5784, Page 563; and Book 5957, Page 930 (erroneously omitted in prior deed), and as shown by plat of record in Book 5200, Page 355, as amended in Book 5784, Page 521, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Dafina Czernoczky by deed from Theodore C. Grignon and Alberta Grignon, dated August 16, 2006, recorded September 7, 2006, of record in Instrument No. 20060907-0110706, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 131 Five Oaks Dr, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21st day of September, 2020

Dafina Lowry

Dafina Lowry

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 21st day of September, 2020 before me personally appeared Dafina Czernoczky, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Krystal Schuster

My Commission Expires: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

True Copy Certification

I, Krystal Schuster, 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, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, 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: 03/21/2022

