22408
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 490767 DEEDWARR
10/07/2020 08:46:25 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20201007-0116079

WARRANTY DEED

Address New Owner(s)
Benjamin Kozakiewice
1601 23rd Avenue, North
Nashville, TN 37208

Send Tax Bills to: and
New Owner

Map-Parcel:
08114018700

FOR AND IN 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, I/we, hereinafter called the Grantors, **A Way Up LLC, a Tennessee Limited Liability Company,** has bargained and sold, and by these presents do transfer and convey unto **Benjamin Kozakiewice, unmarried** , hereinafter called the Grantee(s), its successors 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 all of Lot No. 2, Final Plat of the A Way Up LLC Subdivision, as shown by plat and survey of record in Instrument No. 20191108-0115505, Register's Office for said County, to which plat reference is here made for a more complete and detailed description thereof.

BEING part of the same property conveyed to A Way Up LLC by Quitclaim Deed from Andre Fayne and Aisha Fayne, husband and wife, dated May 26, 2017, and filed at Instrument No. 20170601-0054606, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2020 taxes, prorated and assumed and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is (un)improved property known as: 1600 24th Avenue, North, Nashville, TN 37208

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 whosoever.

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 as of the date shown on the Notary Form.

A WAY UP LLC
A TENNESSEE LIMITED LIABILITY COMPANY

member
BY: Andre Fayne, Member

member
by: Aisha Fayne, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andre Fayne and Aisha Fayne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of A WAY UP LLC, the within named bargainor, a Limited Liability Company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves a such Members.

Witness my hand and official seal at office, this 1st day of October, 2020.

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Sworn to and subscribed before me
this 1st day of October, 2020.

Notary Public
My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022