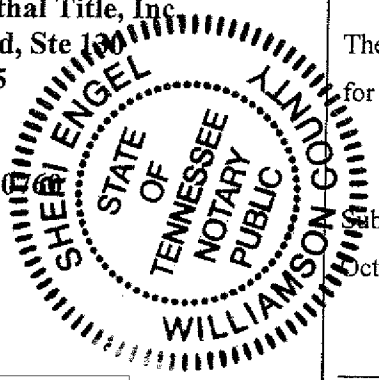
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 100
Nashville, TN 37215

CRT File No. 20103076



STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $678,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2020.

Notary Public
My Commission Expires: 12-18-2023

Karen Johnson Davidson County
Batch# 496861 DEEDWARR
10/16/2020 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,508.60
20201016-0120515

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Raegin Martin and Nat Martin 6655 Clearbrook Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 129 10 0 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven A. Majchrzak and Karen M. Majchrzak, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raegin Martin and Nat Martin, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of West Meade Park, Inc. Section One, as of record in Book 2900, Pages 103 and 104, Register's Office for said County. Said Lot No. 19, fronts 151 feet on the Southerly side of Clearbrook Drive and runs back 239 feet on the Northeasterly line and 188.3 feet on the Southwesterly line to a dead line, which is broken line to a dead line, which is a broken line, measuring 241 feet thereon.

Being the same property conveyed to Steven A. Majchrzak and spouse, Karen M. Majchrzak, by Warranty Deed from Aaron Caplan and wife, Marion D. Caplan, of record in Instrument No. 20020228-0025509, in the Register's Office of Davidson County, Tennessee, dated February 27, 2002 and recorded on February 28, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Park, Inc., Section One, as recorded in Plat Book 2900, Page(s) 103-104.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3102, Page 381.

This is improved property located at 6655 Clearbrook Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of October, 2020.

Steven A. Majchrzak

Karen M. Majchrzak

STATE OF Virginia
COUNTY OF Loudoun

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven A. Majchrzak and Karen M. Majchrzak, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2020.

Notary Public

My Commission Expires: 05-31-2024

AMY A TATUSKO
NOTARY PUBLIC
REGISTRATION # 367584
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 5/31/2024

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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY