This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM SB VRES
20 2120 108

Karen Johnson Davidson County
Batch# 506689 **DEEDWARR**
11/02/2020 10:23:11 AM 2 pgs
Fees: $13.00 Taxes: $817.70

20201102-0127688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $221,000.00.

Affiant

Subscribed and sworn before me this the 21st day of October, 2020.

Notary Public
My commission expires: 7/9/24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dana Niedziela and Michael Niedziela 2120 Lebanon Pike #108 Nashville, TN 37210	NEW OWNER	095-05-0B-100.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CATHERINE COLLINS, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANA NIEDZIELA AND MICHAEL NIEDZIELA, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 108 on the Plan of Easthaven Townhomes (Section Two), a Planned Unit Development, established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, further amended in Instrument No. 20030425-0055753, in the Register's Office for Davidson County, Tennessee, and being shown on Plan attached thereto, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Catherine Collins, an unmarried person, by deed from Andrew Arp and wife, Crystal Arp, dated 09/26/2008, of record in Instrument No. 20080929-0098331, said Register's Office.

James Ruble, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2120 Lebanon Pike #108, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 16th day of October, 2020.

Catherine Collins

James Ruble

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine Collins and James Ruble, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2020.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY