Karen Johnson Davidson County
Batch# 515623 DEEDWARR
11/12/2020 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20201112-0133777

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031184**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Jennifer Russell Affiant Subscribed and sworn to before me, this ~~10th~~ 12th day of November, 2020. KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN. Notary Public My Commission Expires: 10-21-2024

WARRANTY DEED

Address New Owner: Daniel C. Wyszynski Silva 300 Chamberlin Street Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 01 0 062.00

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, **Jeremy Curtis, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel C. Wyszynski Silva, an unmarried man** ("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. 25 and the Northerly 15 feet of Lot No. 26 on the Plummer Place and Part of Blocks Nos. 3-8-13-18 and 23 in Charlotte Park 2nd Addition to Nashville as of record in Book 161, Page 39, Register's Office for said County.

Being the same property conveyed to Jeremy Curtis, by Warranty Deed from Brian M. Smith, Unmarried, of record in Instrument No. 20060830-0107047, in the Register's Office of Davidson County, Tennessee, dated August 28, 2006 and recorded on August 30, 2006.

Holly Curtis joins in this instrument for the purpose of conveying any in all interest in said property, marital or otherwise.

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 Plummer Place and Part of Blocks Nos. 3-8-13-18 and 23 in Charlotte Park 2nd Addition to Nashville, as recorded in Plat Book 161, Page(s) 39.

This is improved property located at 300 Chamberlin Street Nashville TN 37209

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 10th day of November, 2020.

Jeremy Curtis

Holly Curtis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy Curtis and Holly Curtis, 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 10th day of November, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

