Karen Johnson Davidson County
Batch# 517050 DEEDWARR
11/16/2020 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20201116-0134959

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/16/24
(AFFIX SEAL)

PATRICIA MICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1014

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Benjamin Kozakiewicz and Alexander Kozakiewicz | New Owner | Map: 09202038400 |
| (NAME) 1601 23rd Ave. North | (NAME) | |
| (ADDRESS) Nashville, TN 37208 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($240,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**A WAY UP LLC**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BENJAMIN KOZAKIEWICZ AND ALEXANDER KOZAKIEWICZ, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING land in Davidson County, Tennessee, being Lot Number 78, Block 1, on the Map of Heffernan Place (erroneously shown as Hefferman Place on prior deed), as of record in Book 161, Page 138, Register's Office for said County. Said Lot Number 78 fronts 50 feet on the Northerly side of Alameda Street, and runs back, between parallel lines of 140 feet to an alley.

Being the same property conveyed to A Way Up LLC, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20170215-0015719, dated February 2, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 161, Page 138, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2416 Alameda St., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 12th day of November, 2020.

A Way Up LLC

BY: _____ member
Andre Fayne
Member

BY: _____ member
Aisha Fayne
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Andre Fayne and Aisha Fayne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Members respectively of A Way Up LLC the within named bargainer, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 12th day of November, 2020.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.