Karen Johnson Davidson County
Batch# 518271 DEEDWARR
11/18/2020 12:25:04 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20201118-0135867

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this 23RD day of October, 2020.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
ROBERT MICHAEL ROSSON 5510 COUNTRY DRIVE # 81 NASHVILLE, TN 37211	NEW OWNER	162090A08100CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER JANOWIAK, UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **ROBERT MICHAEL ROSSON, UNMARRIED,** hereinafter called the Grantee, his 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 TOWNHOUSE NO. 81, BUILDING 12, INCLUDING THE GARAGE THEREWITH IN A HORIZONTAL PROPERTY REGIME AS SHOWN ON THE PLAN OF HICKORY VALLEY CONDOMINIUMS, PHASE II, AS OF RECORD IN BOOK 4460, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERNCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPETY CONVEYED TO CHRISTOPHER JANOWIAK, UNMARRIED, MAN, BY WARRANTY DEED DATED MAY 6, 2016, FROM K AND D HARRIS ENT. OF RECORD IN INSTRUMENT NO. 20160510-C046559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 5510 COUNTRY DRIVE #81, NASHVILLE, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 16TH day of NOVEMBER, 2020.

CHRISTOPHER JANOWIAK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, CHRISTOPHER JANOWIAK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 16TH day of NOVEMBER, 2020.

Notary Public

My Commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(SEAL)