THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201031074

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2020.

Notary Public
My Commission Expires: ___

Karen Johnson Davidson County
Batch# 520803 **DEEDWARR**
11/24/2020 01:31:56 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20201124-0137955

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Koziol	New Owner	Tax Parcel ID No.
15 Garden Street		105 04 0 197.00
Nashville TN 37210		

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, **Peter Koziol, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Koziol**, unmarried ("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 the Easterly one-half of Lot No. 49 and the Westerly 12 1/2 feet of Lot No. 48 on the Map of Trimble Plan National Hill, of record in Book 21, Page 121 Register's Office for said County.

Said parts of said Lots adjoin and front together 37 1/2 feet on the Southerly side of Gardner Street and run back between parallel lines 120 feet to an alley.

Being the same property conveyed to Peter Koziol, a Single Man, by Warranty Deed from Dhari Alqaisi, an Unmarried Man, of record in Instrument No. 20190328-0028122, in the Register's Office of Davidson County, Tennessee, dated March 26, 2019 and recorded on March 28, 2019.

Being the same property conveyed to Dhari Alqaisi, an unmarried man, by Warranty Deed from Hozan Barwari and wife, Hozan Hussain, of record in Instrument No. 20170306-0021674, in the Register's Office of Davidson County, Tennessee, dated March 03, 2017 and recorded on March 06, 2017.

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 Trimble Plan National Hill, as recorded in Plat Book 21, Page(s) 121.

This is improved property located at 15 Garden Street Nashville TN 37210

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 17th day of November, 2020.

Peter Koziol by _____, Attorney in Fact

Peter Koziol
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Peter Koziol and that he is authorized by Peter Koziol to execute this instrument on his behalf.

WITNESS my hand, at office, this 17th day of November, 2020.

_____
Notary Public

