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

CRT File No. 201031298

Karen Johnson Davidson County
Batch# 528218 **DEEDWARR**
12/09/2020 12:57:52 PM 2 pgs
Fees: $13.00 Taxes: $3,477.33

20201209-0143782

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $939,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Sigmund Grajewski 4008 Nevada Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-16-0-335.00

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, **Joseph R. O'Nan and Kayla Marie O'Nan, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Sigmund Grajewski, a single man**, ("Grantee"), his 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, b eing Lot No. 32 on the Subdivision of P.S. Stump, deceased, land a plan of which is of record in Plat Book 2, page 74, of the Chancery Court of Nashville, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 32 fronts 50 feet on the north side of Nevada, formerly Third Avenue, and runs back in a northerly direction between parallel lines, 150 feet to a 20-foot alley in the rear.

Being the same property conveyed to JOSEPH R. O'NAN , by deed from JOSEPH F. PUTNAM, of record in Instrument No. 20130114-0004437 , dated December 28, 2012 , said Register's Office.

Being further conveyed to JOSEPH R. O'NAN AND KAYLA MARIE O'NAN, HUSBAND AND WIFE by quitclaim deed from JOSEPH R. O'NAN, of record in Instrument No. 20161108-0118004, dated October 28, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 091-16-0-335.00.

Matters shown on the Plan of record in Plan Book 2, page 74, said Chancery Court of Nashville .

This is improved property located at 4008 Nevada Avenue 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 8th day of December, 2020.

Joseph R. O'Nan

Kayla Marie O'Nan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph R. O'Nan and Kayla Marie O'Nan, 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 8th day of December, 2020.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____