WARRANTY DEED

Karen Johnson Davidson County
Batch# 535976 DEEDWARR
12/16/2020 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $934.25
20201216-0148793

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2020.

Dana R Park
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA R PARK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Suzanne Visi	Cardinal Financial Company, Limited Partnership	085140A106000CO
(NAME)	(NAME)	
106 Riverstone Drive	3701 Arco Corporate Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Kevin Kieliszek and Margaret Kieliszek, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Suzanne Visi, a single woman,** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 106, on the plan of Phase One, Riverstone Condominiums, a horizontal property regime, established and described in Exhibit "A" to Restated master Deed of Record in Book 7245, Page 211; amending Book 6998, Page 839, amending Plat Book 6200, Page 466, and Plat Book 6900, Page 317, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to Kevin Kieliszek a single Person by Warranty Deed from Reanna Mortensen, a single woman, dated 10/12/2016 and recorded 10/17/2016, of record in Instrument 201610170109553, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 6200, Page 466 and Plat Book 6900, Page 317, (2) Covenants, conditions, easements and restrictions recorded in Book 6998, Page 839, (3) Covenants, conditions, easements and restrictions recorded in Book 7245, Page 211 and Amendment Declaration of record in Book 11016, Page 159, (4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement recorded in Book 4786, Page 789 and Book 5166, Page 820, (5) Easement recorded in Book 7295, Page 991, (6) Easement recorded in Instrument 20040109003624, (7) StormWater Detention Agreement of record in Book 11016, Page 153, (8) Charter of Riverstone Condominium Homeowners Association of record in Book 7120, Page 707, (9) Articles of Amendment of Riverstone Condominium Homeowners Association of record in Book 7257, Page 151, (10) Articles of Amendment to the Charter of Riverstone Condominium Homeowners Association of record in Book 7824, Page 853, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 106 Riverstone Drive, Nashville, TN 37214

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of December, 2020.

Kevin Kieliszek

Margaret Kieliszek

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin Kieliszek and Margaret Kieliszek,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of December, 2020.

Notary Public

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202012160148793

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY