Karen Johnson Davidson County
Batch# 536369 DEEDWARR
12/17/2020 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20201217-0149254

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3215

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of December, 2020

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas Poziwilko 305 Dupont Avenue Nashville, TN 37115	Regions Bank d/b/a Regions Mortgage P.O. Box 200401 Florence, SC 29502	043-09-0-169.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
305 Dupont LLC, a designated series of Happy Places, LLC, a Tennessee Limited Liability Company
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Nicholas Poziwilko, unmarried man
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:

Land in Davidson County, Tennessee, being Easterly 50 feet of Lot No 26 of Block C on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 26 fronts 50 feet on the Northerly side of Dupont Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to 305 DuPont LLC, a designated series of Happy Places, LLC, a Tennessee limited liability company by Quitclaim deed from Ronald David Sesler and wife, Diane Marie Sesler of record in Instrument No. 20160505-0044685 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 05, 2016.

Being also known as 305 DuPont Avenue Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 305 Dupont Avenue, Nashville, TN 37115

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 so 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.

Dated this the 15th day of December, 2020.

305 Dupont LLC, a designated series of Happy Places, LLC, a Tennessee Limited Liability Com pany

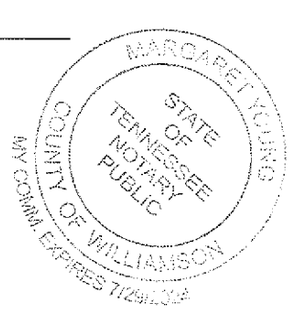
By: _____
Ronald David Sesler, Sole LLC member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ronald David Sesler, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Sole Member of 305 Dupont, LLC, a designated series of Happy Places, LLC, a Tennessee limited liability company the within named bargainor and that as such Ronald David Sesler, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of December, 2020.

_____
Notary Public
My Commission Expires: _____



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021