WARRANTY DEED

Karen Johnson
Batch# 580784
03/01/2021 01:24:19 PM
Fees: $18.00 Taxes: $1,213.60

Davidson County
DEEDWARR
3 pgs

20210301-0025610

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-25-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 20-112365

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Jerzynski, a single man	Thomas Jerzynski, a single man	161-10-0-026.00
(NAME) 621 Huntington Parkway	(NAME) 621 Huntington Parkway	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Eight Thousand And No/100 Dollars ($328,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
SHERRY L. CASEBOLT AND STEPHEN A. CASEBOLT, WIFE AND HUSBAND,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
THOMAS ~~JERZYNSKI~~ JEDRZYNSKI, A SINGLE 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 Lot No. 91 on the Plan of Section One, Huntington Park of record in Plat Book 4175, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherry L. Casebolt and Stephen A. Casebolt, wife and husband by Warranty deed from Lance Fittro and wife, Kathryn Fittro of record in Instrument No. 20180831-0086609 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on August 31, 2018. (Value of consideration shown in aforementioned deed $295,000.00.) Being also known as 621 Huntington Parkway Nashville, Tennessee 37211.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 20-SB-RMV-21621

unimproved ☐
This is ☒ property, known as621 Huntington Parkway, Nashville, TN 37211
improved

(House No.) (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 GRANTEES, their heirs and assigns forever; and we do 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.

Subject to all the following

1. All matters shown on the Plan of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 4393, Page 393 and Book 4225, Page 778 , in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Deed of Conveyance of record in Book 7628, Page 544, in the Register's Office for Davidson County, Tennessee.

4. Order of Possession of record in Instrument Number 20130419-0039360 and Instrument No. 20130419-0039361, in the Register's Office for Davidson County, Tennessee.

5. Any and all easements, restrictions, and rights of way of record.

Witness our hands this 19 day of July, 2021.

Sherry L. Casebolt
Sherry L. Casebolt

Stephen A. Casebolt
Stephen A. Casebolt

STATE OF TENNESSEE

COUNTY OF Wilson

On this 19 day of July, 20 21, before me personally appeared Sherry L. Casebolt and Stephen A. Casebolt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Kerry Majors

Serial Number, if any: _____

My Commission Expires: 4-29-2023

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY