Prepared by:
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Karen Johnson Davidson County
Batch# 582228 DEEDWARR
03/02/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,570.13
20210302-0026808

CECILIA KENDALL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $964,900.00

Affiant

Subscribed and sworn to before me this 24th day of February, 2021.

Notary Public
My commission expires: 9/16/23

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Adam Robert Barycza and<br>Monika Barycza, Trustees<br>3700 Estes Rd<br>Nashville, TN 37215 | New Owner | 116-12-0-103.00 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Eric Schenk and Christie Schenk, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Adam Robert Barycza and Monika Barycza, as Trustees of the Barycza Family Living Trust dated May 1, 2018,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. Part of 6 on the Plan of Plat of a Subdivision of The West Part of Lot No. 2 The Henry Compton Land Owned by Mrs. A.L. Billington, of record in Plat Book 547 Page 47, 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 Lot No. 6 fronts 215 feet on the Easterly side of Estes Avenue, formerly the Compton Road, and runs back between parallel lines 318 feet to a dead line.

Being the same property conveyed to Eric Schenk and Christie Schenk, husband and wife, by deed from James T. Broyhill, married, of record in Instrument No. 20150218-0013795, Register's Office for Davidson County, Tennessee, and dated February 16, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of The Henry Compton Land of record in Plat Book 547 Page 47 Register's Office for Davidson County, Tennessee.

2. Sewer Easement of record in Book 3347 Page 394 Register's Office for Davidson County, Tennessee.

3. Right of Way Easement of record in Book 6909 Page 856 Register's Office for Davidson County, Tennessee.

4. Sewer/Storm Drainage Easement of record in Book 7026 Page 767 Register's Office for Davidson County, Tennessee.

5. Gas Line Easement of record in Book 10698 Page 795 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 3700 Estes Road, Nashville, TN 37215

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of February, 2021.

Eric Schenk

Christie Schenk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of February, 2021, before me personally appeared Eric Schenk and Christie Schenk, 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's (or persons') free act and deed.

Witness my hand, at office, this 24th day of February, 2021.

Notary Signature
My commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**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