THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233482** Karen Johnson Davidson County Batch# 584943 **DEEDWARR** 03/04/2021 03:06:14 PM 2 pgs Fees: $13.00 Taxes: $5,550.00 20210304-0028675	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2021. Notary Public My Commission Expires:

STEPHANIE DORR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2021

WARRANTY DEED

Address New Owner: Adam Oleszkowicz and Emily Oleszkowicz 1909 Lombardy Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 0 041.00

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, **Russell R. Jones and Desiree D. Jones, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Oleszkowicz and Emily Oleszkowicz, husband and wife**, ("Grantees"), its 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, being Lot 35, Block A, Final Plat, Walter Stokes Homeplace Subdivision No. 1, as shown on Plat of record in Plat Book 974, Page 92, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Russell R. Jones and Desiree D. Jones, husband and wife by QuitClaim Deed from Russell R. Jones, unmarried, of record in Instrument No. 20140827-0078307, in the Register's Office of Davidson County, Tennessee, dated August 2014 and recorded on August 27, 2014.

Being the same property conveyed to Russell R. Jones, unmarried by Warranty Deed from Connie A. Sullivan, unmarried, of record in Instrument No. 20010802-0081896, in the Register's Office of Davidson County, Tennessee, dated July 19, 2001 and recorded on August 2, 2001.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walter Stokes Homeplace Subdivision No. 1, as recorded in Plat Book 974, Page(s) 92.

Easement for driveway access, recorded in Instrument No. 20101129-0094836.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

This is improved property located at 1909 Lombardy Avenue Nashville TN 37215

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 1st day of March, 2021.

Russell R. Jones

Desiree D. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Russell R. Jones and Desiree D. Jones, 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 1st day of March, 2021.

Notary Public

My Commission Expires: _____

