WARRANTY DEED

Karen Johnson Davidson County
Batch# 587696 DEEDWARR
03/09/2021 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $6,632.25
20210309-0030804

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,792,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day March 2021

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-6-23
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 NUMBERS
Kyle John Rengel	New Owner	132-01-0-138.00
(NAME)	(NAME)	
4016 Outer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **Curtis Czemeres and Kim Czemeres, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **KYLE JOHN RENGEL and KIMBERLY FAITH RENGEL, AS TRUSTEES OF THE KYLE J AND KIMBERLY F. RENGEL FAMILY TRUST DATED JUNE 2, 2020, AS AMENDED AND RESTATED,** 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 Lot(s) 29, as shown on the map entitled the Plan of Rolling Meadow, of record in Plat Book 1424, Pages 98 and 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Curtis Czemeres and Kim Czemeres, husband and wife by Warranty Deed from Stephen Church, Trustee of the 8GCO Revocable Living Trust, dated July 21, 2014, dated 12/21/2018 and recorded 12/26/2018, of record in Instrument 201812260125245, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the plat of record in Plat Book 1424, Page 98, and Plat Book 1424, Page 99, Covenants, conditions, easements and restrictions recorded in Book 1628, Page 621, and amended restrictions recorded in Book 1713, Page 420, in the 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.

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

File No.: 1100356
Warranty Deed TN

unimproved ☐

This is improved ☒ 4016 Outer Drive, Nashville, TN 37204
(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 3 day March 2021.

Curtis Czemeres

Kim Czemeres

State of N.J
County of Camden

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis Czemeres and Kim Czemeres, 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 31st day of March, 2021.

Notary Public
My Commission Expires: 4-16-2024

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

NANCY C. STASNY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 4/16/2024

202103090030804

Certificate of Authenticity

I, Ryan Lux, 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 Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON