Karen Johnson Davidson County
Batch# 589160 DEEDWARR
03/11/2021 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20210311-0032038

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1570

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of March, 2021

Notary Public

Commission Expires: 8-7-24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacinto Quiroz Vela 272 Cedarcreek Drive Nashville, TN 37211	NEW OWNER	173-01-0-008.00

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,

Brandon Adams, Trustee of The 272 Cedarcreek Dr Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacinto Quiroz Vela

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. 88 on the Plan of Section Two, Cedarwood Estates of record in Plat Book 4860, Page 58, 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 Gerald W. Murawski by Warranty deed from Charles E. York and wife, Susan H. York of record in Book 5482, page 368, Register's Office for Davidson County, Tennessee, dated August 13, 1979 and recorded on August 15, 1979. (Value or consideration shown in aforementioned deed $52,884.67.)

Being the same property conveyed to Stella Murawski and Sandra Kalis as joint tenants

with right of survivorship, and not as tenants in common by Quitclaim deed from Gerald W. Murawski of record in Book 7545, page 135, Register's Office for Davidson County, Tennessee, dated May 05, 1998 and recorded on May 16, 1998. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Gerald W. Murawski by Quitclaim deed from Sandra Kalis of record in Book 8979, page 831, Register's Office for Davidson County, Tennessee, dated May 11, 1993 and recorded on June 14, 1993. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Sandra Kalis by Quitclaim deed from Gerald Murawski of record in Book 11706, page 99, Register's Office for Davidson County, Tennessee, dated October 07, 1999 and recorded on October 18, 1999. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Sandra Kalis, as Trustee of the Sandra Kalis 2002 Living Trust Dated March 21, 2002 by Quitclaim deed from Sandra Kalis of record in Instrument No. 20050520-0057169 Register's Office for Davidson County, Tennessee, dated April 11, 2005 and recorded on May 20, 2005. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Kimberly as Trustee of the Kimberly Arizzi 2010 Living Trust Dated April 12, 2010 by Quitclaim deed from Kimberly Arizzi as Successor Trustee of the Sandra Kalis 2002 Living Trust Dated March 21, 2002 of record in Instrument No. 20110831-0067548 Register's Office for Davidson County, Tennessee, dated April 12, 2011 and recorded on August 31, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Gerald Murawski, never been married individual by Quitclaim deed from Kimberly Arizzi, as Trustee of the Kimberly Arizzi 2010 Living Trust Dated April 12, 2010 of record in Instrument No. 20180306-0020865 Register's Office for Davidson County, Tennessee, dated February 05, 2018 and recorded on March 06, 2018 . (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Brandon Adams, Trustee of The 272 Cedarcreek Dr Trust by Warranty deed from Gerald Murawski, an unmarred man of record in Instrument No. 20210203-0015801 Register's Office for Davidson County, Tennessee, dated February 02, 2021 and recorded on February 03, 2021. (Value of consideration shown in aforementioned deed $155,000.00.)

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: **272 Cedarcreek Drive, Nashville, TN 37211.**

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 9th day of March, 2021.

The 272 Cedarcreek Dr Trust

By: _____
Brandon Adams, Trustee

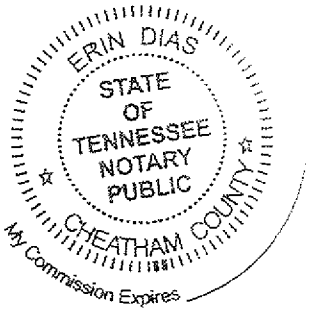
STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 272 Cedarcreek Dr Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 9th day of March, 2021.

Erin Dias
Notary Public

My Commission Expires: 8-7-24



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