THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210233507** Karen Johnson Davidson County Batch# 593548 **DEEDWARR** 03/17/2021 10:53:36 AM 2 pgs Fees: $13.00 Taxes: $1,572.50 20210317-0035192	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2021. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Regal Homes Co. 290 Ed Harris Rd. Ashland City, TN 37015	New Owner	Tax Parcel ID No. 091-07-0-336.00

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, **Alan Philip Kozak and Carol Jane Kozak, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Regal Homes Co., a Tennessee Corporation,** ("Grantee"), 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 No. 804 and 806, Block 135 on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, Page 74 & 75, 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 Eric Summers, a single person and Alan Philip Kozak and Carol Jane Kozak, husband and wife by Warranty deed from Todd A. Englert and wife, Rose A. Englert, as tenants by the entirety of record in Instrument No. 20150402-0029040 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 02, 2015.

Being the same property conveyed to Alan Philip Kozak and Carol Jane Kozak, husband and wife by Quitclaim deed from Eric Summers, a married man of record in Instrument No. 20191023-0108656 Register's Office for Davidson County, Tennessee, dated October 22, 2019 and recorded on October 23, 2019.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page(s) 74 and 75, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20150605-0052588, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4903 Michigan Avenue Nashville TN 37209

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, Grantors have executed this instrument on this 15th day of March, 2021.

Alan Philip Kozak

Carol Jane Kozak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alan Philip Kozak and Carol Jane Kozak, 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 15th day of March, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022