Karen Johnson Davidson County
Batch# 621248 DEEDWARR
04/22/2021 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20210422-0054324

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2252

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of April, 2021

Notary Public

Commission Expires: _____

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| HAT Holdings, LLC<br>3805 Lakefront Drive West<br>Mobile, AL 36695 | NEW OWNER | 117-07-0H-011-00-CO |

# 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,

**Francis W. Wcislo and Jane S. Wcislo, husband and wife**

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

**HAT Holdings, LLC**

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3332 of Roderick Square, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Record in Book 6250, Page 928, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the Condominium.
Being the same property conveyed to Francis W. Wcislo and Jane S. Wcislo, husband and wife by Warranty deed from Elise Morrissey, single woman of record in Instrument No. 20150818-0083094 Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 18, 2015.

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: 3332 Hillsboro Pike, 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 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 16th day of April, 2021.

Francis W. Wcislo

Jane S. Wcislo

STATE OF TENNESSEE
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Francis W. Wcislo and Jane S. Wcislo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Crossville (city), Tennessee this 16th day of April, 2021.

Notary Public
My Commission Expires: 7/11/21

(Notary Seal)
MATTHEW J. McCLANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

# 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.




Notary's Signature

My Commission Expires: 12/15/2021