Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

SHIRA KINGREE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $886,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Y-SB-CR-21-3810

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William J. Holcomb and Lexie Holcomb	**New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 638215 **DEEDWARR** 05/18/2021 11:09:35 AM 2 pgs Fees: $13.00 Taxes: $3,278.20	**116-12-0-045.00**
3810 Woodmont Ln		
(ADDRESS)	20210518-0066855	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **ADAM OLESZKOWICZ AND WIFE, EMILY OLESZKOWICZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM J. HOLCOMB AND LEXIE HOLCOMB, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on Block G, on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, 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 Adam Oleszkowicz, unmarried by Warranty deed from David Vest and wife, Claire Townsend Vest of record in Instrument No. 20120503-0038267 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 03, 2012.

Adam Oleszkowicz having since married. Emily Oleszkowicz joins in this instrument to convey any marital interest she has in subject property.

This conveyance is subject to:
- 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 1130, Page 13, Register's Office for Davidson County, Tennessee.
- Water Rights of record in Book 1071, Page 420, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Instrument Number 20010220-0015334, in the Register's Office for Davidson County, Tennessee.
- Mutual Driveway Easement of record in Instrument Number 20060807-0096520, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3810 Woodmont Ln, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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.

Witness my/our hand(s) this the 17th DAY OF MAY, 2021.

Adam Oleszkowicz

Emily Oleszkowicz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM OLESZKOWICZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY OLESZKOWICZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023