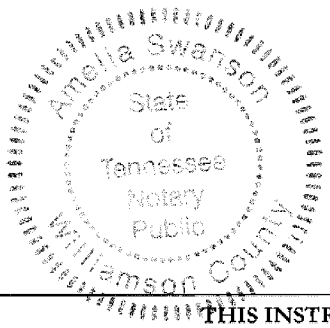
Karen Johnson Davidson County
Batch# 652185 DEEDWARR
06/08/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20210608-0077024

WARRANTY DEED



MST 2021-0762

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Czynski and Alexander Linsalata	SWBC Mortgage Corp.	092-09-4J-001.00-CO
(NAME)	(NAME)	
3311 Felicia Street #A	9311 San Pedro # 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Stephen Page, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Czynski and Alexander Linsalata, both unmarried, as joint tenants with rights of survivorship,** 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 Certain Tract or Parcel of Land, Located in Davidson County, State of Tennessee, Described as Follows, to-wit:

Land in Davidson County, Tennessee Being Unit A, as Shown on the Plan of 3311 Felicia Street Townhomes, a Horizontal Property Regime With Private Elements Having Been Established by the Declaration of Covenants, Conditions and Restrictions of 3311 Felicia Street Townhomes, of Record in Instrument No. 20160602-0055687, Register's Office for Said Davidson County, Tennessee, to Which Plan Reference Is Hereby Made for a More Complete Description.

Being the same property conveyed to Stephen Page and Laura Page by Warranty deed from Classic Homes LLC and Rojalin Joshi of record in Instrument No. 20180410-0033893 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April 10, 2018 and Affidavit of Scriveners Error in recorded on March 05, 2020, in Instrument No. 20200305-0025119. The said Laura Page died on May 30, 2019 and said property vested to Stephen Page as the surviving tenant by the entireties. Being also known as 3311 Felicia Street #A A Nashville, Tennessee 37209.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 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 421, Page 42, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160602-0055687, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3311 Felicia Street #A, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness my/our hand(s) this 1st DAY OF JUNE, 2021.

Stephen Page

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at office, this 1st day of June, 2021.

Notary Public

My commission expires: 4/24/2023

(SEAL)

Amelia Swanson
Notary Public
of
Tennessee
Williamson County

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

