Karen Johnson Davidson County
Batch# 659167 DEEDWARR
06/17/2021 11:12:39 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20210617-0081928

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

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

ADDRESS NEW OWNER
William Terry and Sara Terry
408 Greenway Glen Way
Nashville, TN 37209

SEND TAX BILLS TO
New Owner

MAP/PARCEL
103-07-0A-004.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEPHANIE O. DUDZINSKI and MICHELLE R. DUDZINSKI, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **WILLIAM TERRY AND SARA TERRY, HUSBAND AND WIFE,** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Greenway Glen Subdivision, of record in Instrument No. 20090127-0007125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEPHANIE O. DUDZINSKI and MICHELLE R. DUDZINSKI, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by deed from HAUCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140715-0062458, dated July 14, 2014, said Register's Office.

Sumeeth Jonathan, spouse of Stephanie O. Dudzinski, joins in the execution of this instrument to convey his marital interest in subject property.

This is improved property known as: 408 Greenway Glen Way, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 14th day of June, 2021.

Stephanie O. Dudzinski by
Michelle R. Dudzinski, her attorney in fact
Stephanie O. Dudzinski
By: Michelle R. Dudzinski, her attorney-in-fact

Sumeeth Jonathan by
Michelle R. Dudzinski, his attorney-in-fact
Sumeeth Jonathan
By: Michelle R. Dudzinski, his attorney-in-fact

Michelle R. Dudzinski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE R. DUDZINSKI, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of STEPHANIE O. DUDZINSKI AND SUMEETH JONATHAN as their duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said STEPHANIE O. DUDZINSKI AND SUMEETH JONATHAN.

Witness my hand and official seal at Nashville, TN this 14th day of June, 2021.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and Stateunty aforesaid, MICHELLE R. DUDZINSKI with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 14th day of June, 2021.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$975,000.00.**

Affiant

Sworn to and subscribed before me this 14th day of June, 2021.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____