THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 659959 DEEDWARR
06/18/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210618-0082855

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Eric E. Meyers and Dawna Marie Meyers, Trustees of The Meyers 2020 Living Trust dated April 9, 2020 8725 Ambonnay Drive Brentwood, TN 37027	Eric and Dawna Meyers 3964 Wellington Square San Jose, CA 95136	181-14-0A-211-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Alberto J. Jakowczuk and Olga Jakowczuk, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Eric E. Meyers and Dawna Marie Meyers, Trustees of The Meyers 2020 Living Trust dated April 9, 2020**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 119 on the Plan of The Villas of Concord Place, Phase 4 as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place, of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Alberto J. Jakowczuk and Olga Jakowczuk, husband and wife, by Warranty Deed from Joshua Hall, married, of record on December 19, 2014, at Instrument No. 20141219-0116574, Davidson County Register of Deeds.

This property is commonly known as 8725 Ambonnay Drive, Brentwood, TN 37027.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 17th **day of June, 2021:**

Alberto J. Jakowczuk

Olga Jakowczuk

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alberto J. Jakowczuk** and **Olga Jakowczuk,** the bargainors, 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, this 17th day of June, 2021:

Notary Public

My Commission Expires: 7-17-22



STATE OF TENNESSEE

COUNTY OF Williamson

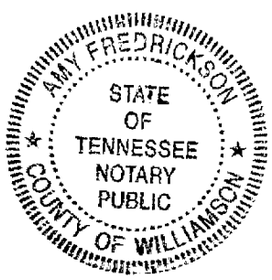
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$290,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 17th DAY OF June, 2021:

Notary Public

My Commission Expires: 7-17-22



Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY