Karen Johnson Davidson County
Batch# 663736 DEEDWARR
06/24/2021 10:24:29 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50

20210624-0085603

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $345,000.00.

Amanda Brunner
Affiant

Sworn to and subscribed before me this 21st day of June, 2021.

Notary Public
My Commission Expires: 10/24/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Pawel Widawski-Katin Shelby Widawski-Katin	7505 Dove Valley Drive	Owner	
7505 Dove Valley Drive			141-06-0A-004.00-CO
Nashville, TN 37221	Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Vicki Lynn Poplin, a single woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Shelby Widawski-Katin and Pawel Widawski-Katin, wife and husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section One, Poplar Ridge of record in Plat Book 7900, Page 206, Corrected in Book 8292, Page 973, 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 Kimberly McNitt and William McNitt, wife and husband by Warranty deed from Gordon Michael Blanchard, Jr. and Tricia Ann Blanchard, husband and wife of record in Instrument No. 20040701-0078294 Register's Office for Davidson County, Tennessee, dated June 29, 2004 and recorded on July 01, 2004.

Being the same property conveyed to Kimberly McNitt by Quitclaim deed from William McNitt of record in Instrument No. 20141110-0103489 Register's Office for Davidson County, Tennessee, dated April 10, 2014 and recorded on November 10, 2014.

Being the same property conveyed to Vicki Lynn Poplin by Quitclaim deed from Kimberly McNitt, unmarried of record in Instrument No. 20170421-0039150 Register's Office for Davidson County, Tennessee, dated April 20, 2017 and recorded on April 21, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

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 7900, Page 206 and corrected by Surveyor's Certificate of Correction of record in Book 8292, Page 973, 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 Book 8113, Page 105, as amended in Book 10322, Page 76, Book 10370, Page 333 and Book 10948, Page 482, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws for HOA of record in Book 8113, Page 116, in the Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 8232, Page 501, in the Register's Office for Davidson County, Tennessee.
Deed for Common Areas to HOA of record in Book 8292, Page 969 and Book 9081, Page 74, in the Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 8292, Page 975 and Book 7601, Page 402, in the Register's Office for Davidson County, Tennessee.
Tennessee Valley Authority Access Road of record in Book 4116, Page 151, in the Register's Office for Davidson County, Tennessee.
Easement to Tennessee Electric Power Company of record in Book 787, Page 17, in the Register's Office for Davidson County, Tennessee.
Tennessee Valley Authority Line Easement of record in Book 4364, Page 895, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 21st day of June, 2021.

Vicki Lynn Poplin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Vicki Lynn Poplin, a single woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 21st day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires