Karen Johnson Davidson County
Batch# 671632 DEEDWARR
07/06/2021 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,959.89
20210706-0090776

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 210233619**<br><br>LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $529,700.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of July, 2021 .<br><br>Notary Public<br>My Commission Expires: 8/21/23 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Jacob Carl Powell<br>1903A 9th Avenue<br>Nashville TN 37208 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>081-07-4Y-001.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Prielozny, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Carl Powell, unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1903 9th Avenue Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200501-0045757 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Joseph Prielozny, a married man by Warranty deed from Matthew Chek Milliken, unmarried of record in Instrument No. 20200501-0045756 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 01, 2020.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 2, Page 104, 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 20200501-0045757, 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

This is improved property located at 1903A 9th Avenue Nashville TN 37208

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of July, 2021.

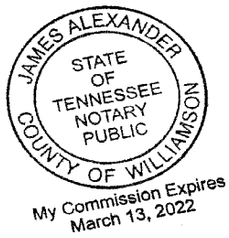
Joseph Prielozny

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Prielozny, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2021 .

Notary Public
My Commission Expires:



## CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/2021.

Jennifer A Hoffman
Affiant
Date: 7/2/2021

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 2nd day of July, 2021.

Allison M. Noble
Notary Public

My Commission Expires: 6/19/2023

