Karen Johnson Davidson County
Batch# 691279 DEEDWARR
08/05/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210805-0105324

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2021.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gina Nowaczyk	InterLinc Mortgage Services LLC	133-02-0-377.00
245 Antioch Pike	5875 N. Sam Houston Pkwy West #300	
Nashville, TN 37211	Houston, TX 77086	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHAN BRITT, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GINA NOWACZYK, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Plan of Nolen Heights of record in Plat Book 332, Page 162, 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 Kari E. Jarrett, unmarried and Park G. Jarrett, III and wife, Karen E. Jarrett, as Joint Tenants with the right of survivorship by Warranty deed from Margaret P. Tomlin, unmarried of record in Book 11023, page 426, Register's Office for Davidson County, Tennessee, dated July 13, 1998 and recorded on July 16, 1998.

Being the same property conveyed to Park G. Jarrett and Karen E. Jarrett, his wife by Quitclaim deed from Kari Jarrett Melton of record in Instrument No. 20060412-0041946 Register's Office for Davidson County, Tennessee, dated April 07, 2006 and recorded on April 12, 2006.

Being the same property conveyed to Music City Holdings, LLC A Texas Limited Liability Company by Warranty deed from Park G. Jarrett and wife Karen E. Jarrett of record in Instrument No. 20201030-0127172 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on October 30, 2020.

Being the same property conveyed to Stephan Britt by Warranty deed from Music City Holdings, LLC A Texas Limited Liability Company of record in Instrument No. 20201110-0132603 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on November 10, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 245 Antioch Pike, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of August, 2021.

Stephan Britt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 2nd day of August, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Maureen Britt, spouse of Stephan Britt, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Maureen Britt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 2nd day of August, 2021.

Notary Public

My Commission Expires:
5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 08/04/2021 (date ~~of document~~).

Affiant Signature

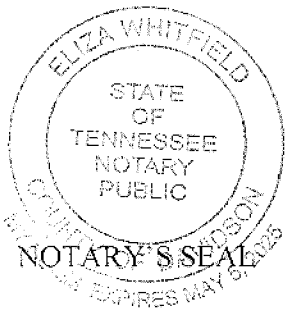
08/04/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025