Karen Johnson Davidson County
Batch# 695712 DEEDWARR
08/12/2021 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20210812-0108683

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5493

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of August, 2021

Notary Public

Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah L. Ferguson 3146 Belwood Street Nashville, TN 37203	New Owner	104-02-3L-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lindsay Klofas Kozek, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah L Ferguson, unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Unit 7, as established by the Declaration of Covenants, Conditions and Restrictions for Mason Rowhouses, a Horizontal Property Regime with Private Elements, of recorded as Instrument No. 20150728-0074250, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lindsay K. Klofas, unmarried by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160617-0061402, Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 17, 2016, Scriveners Affidavit Recorded on July 06, 2016, Instrument No. 20160706-0068981. Lindsay K. Klofas having since married and is now known as Lindsay Klofas Kozek. Krystian Kozek hereby joins in the execution of this deed to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 3146 Belwood Street, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs 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 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.

Dated this the 6th day of August, 2021.

Lindsay Klofas Kozek

Krystian Kozek

STATE OF MA
COUNTY OF SUFFOLK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lindsay Klofas Kozek and Krystian Kozek** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boston (city), MA (state) this 6th day of August, 2021.

Notary Public
My Commission Expires: 12.20.24

(Notary Seal)

A. VANESSA LA ROCQUE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 20, 2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 08/06/2021 (date of document).

Jennifer Russell
Affiant Signature

08/11/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

