Karen Johnson Davidson County
Batch# 697431 DEEDWARR
08/13/2021 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,911.90
20210813-0109751

#36446

| | |
|---|---|
| | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$787,000.00.**<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 4th day of August, 2021.<br><br>Notary Public<br><br>My commission expires:<br>(AFFIX SEAL) |

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE & ESCROW, LLC**
**2207 Crestmoor Road, Suite 101**
**Nashville, TN 37215**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| **CHLOE WOZNIAK AND JASON WOZNIAK** | **CHURCHILL MORTGAGE** | 143-02-0A-029.00 CO |
| 520 Harpeth Trace Drive | 1749 Mallory Lane, Ste 100 | |
| Nashville, TN 37221 | Brentwood, TN 37027 | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRANDON J. BARCA AND LAUREN G. BARCA, TRUSTEES OF THE BARCA REVOCABLE LIVING TRUST, DATED JULY 28, 2019**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**CHLOE WOZNIAK AND JASON WOZNIAK, WIFE AND HUSBAND**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

**Land in Davidson County, Tennessee, being Lot No. 29, as shown on the map entitled Harpeth Trace Estates Phase Three, of record in Plat Book 5200, pages 751-753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to LAUREN GAYLE BARCA AND BRANDON JOSEPH BARCA, WIFE AND HUSBAND, by deed from MICHAEL A. MILEK AND WIFE, KAREN A. MILEK, of record in Instrument No. 201806150057825, dated June 14, 2018, said Register's Office.**

**Further being the same property conveyed to BRANDON J. BARCA AND LAUREN G. BARCA, TRUSTEES OF THE BARCA REVOCABLE LIVING TRUST, DATED JULY 28, 2019, by quitclaim deed from LAUREN GAYLE BARCA WHO IS ONE AND THE SAME AS LAUREN G. BARCA AND BRANDON JOSEPH BARCA, WHO IS ONE AND THE SAME AS BRANDON J. BARCA, WIFE AND HUSBAND, of record in Instrument No. 20190819-0082955, dated July 28, 2019, said Register's Office.**

**Further being the same property conveyed to LAUREN GAYLE BARCA AND BRANDON JOSEPH BARCA, WIFE AND HUSBAND, by quitclaim deed from BRANDON J. BARCA AND LAUREN G. BARCA, TRUSTEES OF THE BARCA**

**20200901-0099297, dated August 31, 2020, said Register's Office.**

**Further being the same property conveyed to BRANDON J. BARCA AND LAUREN G. BARCA, TRUSTEES OF THE BARCA REVOCABLE LIVING TRUST, DATED JULY 28, 2019, by quitclaim deed from LAUREN GAYLE BARCA WHO IS ONE AND THE SAME AS LAUREN G. BARCA AND BRANDON JOSEPH BARCA, WHO IS ONE AND THE SAME AS BRANDON J. BARCA, WIFE AND HUSBAND, of record in Instrument No. 20201211-0145363, dated November 2, 2020, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 520 Harpeth Trace Drive, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

Witness ~~my/our hand~~(s) this 4th day of August, 2021.

Trustee

**BRANDON J. BARCA, TRUSTEE OF THE BARCA REVOCABLE LIVING TRUST, DATED JULY 28, 2019**

Lauren L Barca, Trustee

**LAUREN G. BARCA, TRUSTEE OF THE BARCA REVOCABLE LIVING TRUST, DATED JULY 28, 2019**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **BRANDON J. BARCA AND LAUREN G. BARCA, TRUSTEES,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the **TRUSTEES OF THE BARCA REVOCABLE LIVING TRUST, DATED JULY 28, 2019**, and that they as such Trustees executed the foregoing instrument for the purposes therein contained by signing the name of the **THE BARCA REVOCABLE LIVING TRUST, DATED JULY 28, 2019 by BRANDON J. BARCA AND LAUREN G. BARCA, TRUSTEES.**

Witness my hand and official seal at Nashville, TN, this 4th day of August, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

# True Copy Certification

I, GEORGE E. MUDTER, JR., 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 on 8/4/2021.

GEORGE E. MUDTER, JR.
Dated 8/4/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

