Karen Johnson Davidson County
Batch# 700729 DEEDWARR
08/19/2021 10:45:59 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20210819-0112303

Warranty Deed

VICTORIA V. BUCKNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00. Affiant Subscribed and sworn to before me, ~~this the~~ 18th day of August, 2021. Notary Public My commission expires: 05-05-2025

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:
Amy E. Poley and Erik Poley	New Owner(s)	104 16 0 132.00

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, **ALEX JUSZKIEWICZ AKA HENRY A. JUSZKIEWICZ, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY E. POLEY AND ERIK POLEY, WIFE AND HUSBAND**, 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:

Being the Easterly half of Lot 78 on the Plan called George W. Blair's Revised Plan of Subdivision of Belmont Heights as found of record in the Register's Office for Davidson County, Tennessee, in Book No. 332, Page 117, the said Easterly half of Lot No. 78 fronts fifty feet (50) on the Northerly side of Linden Avenue and extends back between parallel lines one hundred seventy five (175) feet more or less to an alley.

Being the same property conveyed to Alex Juszkiewicz a/k/a Henry A. Juszkiewicz, unmarried by Warranty Deed from Cornerstone Investments, Inc., of record in Instrument No. 20140716-0062560, in the Register's Office of Davidson County, Tennessee, dated July 11, 2014 and recorded on July 16, 2014.

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 1908 Linden Avenue, Nashville, TN 37212, 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 18th day of August, 2021.

AKA Henry A Juszkiewicz

Alex Juszkiewicz AKA Henry A. Juszkiewicz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AKA Henry A. Juszkiewicz
Sam

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alex Juszkiewicz, 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 18th day of August, 2021.

J. B. Miller
Notary Public

My Commission Expires: 5-2-22

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