2021-770

WARRANTY DEED

Karen Johnson Davidson County
Batch# 719355 DEEDWARR
09/17/2021 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,391.31
20210917-0125466

W-BMR-21-5913B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $646,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22 (AFFIX SEAL)

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Violet Ciecholweski and Pawel Ciecholweski	**Capstar Bank**	
(NAME)	(NAME)	
5913 Deal Avenue B	**2002 Richard Jones Rd**	**091-09-49-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SS & LR GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIOLET CIECHOLWESKI AND PAWEL CIECHOLWESKI, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Fiftynine-Thirteen Deal Avenue, as shown on Exhibit "B" of Fiftynine-Thirteen Deal Avenue, of record in Instrument No. 20210112- 0005511, 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 SS and LR Group, LLC by Warranty Deed from Nashvillage, LLC, a Nevada Limited Liability Company of record in Instrument No. 20201125-0138152 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 25, 2020. The said SS & LR Group LLC are one and the same as SS and LR Group LLC.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years. Taxes for the year 2021 will be paid by the Grantor.
- All matters shown on the Plan of record in Plat Book 421, Page 63, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20210112-0005511, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20210203-0015265, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5913 Deal Avenue B, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 16th DAY OF SEPTEMBER, 2021.

SS & LR Group, LLC

BY: _____
Simon Sedek
Member

BY: _____
Ludovit Ragacik
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SIMON SEDEK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SS & LR GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of September, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUDOVIT RAGACIK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SS & LR GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of September, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, the undersigned, 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 the law, this 16th day of September, 2021.

Quin Evans Segall

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 16th day of September, 2021.

My Commission Expires: 5/2/22

Notary Public

