21-4065

Return To:
Your Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 720948 DEEDWARR
09/21/2021 02:10:39 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210921-0126807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED THIRTY THOUSAND AND 00/100 (330,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of September, 2021.

SETH CLINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Tristan A. Jones (NAME)	**NEW OWNER** (NAME)	**104 02 3O 012.00**
3116 West End Circle, 208 Nashville, Tennessee 37203 (ADDRESS)	**3116 West End Circle, 208 Nashville, Tennessee 37203** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of September, 2021, the undersigned, **ADAM R. JUSZYNSKI**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TRISTAN ALEXANDER JONES, AN UNMARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAIVIDSON** County, State of **TENNESSEE**, having an address of **3116 West End Circle, 208, Nashville, Tennessee 37203** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 2-2, together with an undivided percentage interest in the common areas, as established by Declaration of Condominium for 3116 West End Circle, a Condominium of record as Instrument No. 20170707-0068634, and being shown on Plat attached thereto as Exhibit "B", as amended in Instrument No. 20170720-0073707 and Instrument No. 20180413-0034954 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 Adam R. Juszynski, Unmarried, by Special Warranty Deed from WEC Holdings, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190225-0016742, in the Register's Office of Davidson County, Tennessee, dated February 20, 2019 and recorded on February 25, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 13th day of September, 2021.

GRANTOR: Adam R. Juszynski by Grover C. Collins, his attorney-in-fact

Adam R Juszynski
By POA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Grover C. Collins with who I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Power of Attorney for Adam R. Juszynski, and as such, acknowledged that he is authorized to execute the foregoing instrument on behalf of Adam R. Juszynski, the within named Grantor, and that he in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing his name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 13th day of September, 2021.

Notary Public

MARCH 7, 2023
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY