THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210837191

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2021.

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

Notary Public
My Commission Expires: 8.21.2023

Karen Johnson Davidson County
Batch# 723155 **DEEDWARR**
09/24/2021 09:39:26 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210924-0128412

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Veselovsky and Dana Veselovsky 204 Hodge Circle Nashville TN 37218	New Owner	Tax Parcel ID No. 058 11 0 126.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebekah J. Caza and Bradley J. Caza, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Veselovsky and Dana Veselovsky, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Section 2, Royal Hills, of record in Plat Book 4660, Page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rebekah J. Caza and Bradley J. Caza, Wife and Husband, by Warranty Deed from Kudzu Real Estate, Inc., of record in Instrument No. 20180118-0005326, in the Register's Office of Davidson County, Tennessee, dated January 17, 2018 and recorded on January 18, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2, Royal Hills, as recorded in Plat Book 4660, Page(s) 122.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4950, Page 530.

This is improved property located at 204 Hodge Circle Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2021.

Rebekah J. Caza

Bradley J. Caza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebekah J. Caza and Bradley J. Caza, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022