Karen Johnson Davidson County
Batch# 731333 DEEDWARR
10/07/2021 10:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20211007-0134785

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$315,000.00.**

Affiant

Subscribed and sworn to before me
This 4th day of October, 2021.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2023

Notary Public

My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
Angela Star Chamberlain 1117 North Oaks Drive Nashville, TN 37211	New Owners	041 01 0A 026.00

This instrument prepared by: **Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.**

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Gary G. Mryncza, unmarried** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Angela Star Chamberlain, a single woman** (The "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26, Final Plat of Cobblestone Creek, Phase One, as shown on plat of record in Instrument No. 20040804-0093431, as corrected by Surveyor's Instrument of Correction recorded at Instrument No. 20041022-0127319, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gary G Mryncza, a single person, from John F. Billar Jr. and wife, Sasha S. Billar, by Warranty Deed of record at Instrument No. 20120207-0010844, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This is improved property commonly known as 5004 Cobblestone Creek Dr., Whites Creek, Tennessee 37189.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable. Map & Parcel: 041010a02600co.
2. Any and all matters appearing on the plat of record in Instrument Number 20040804-0093431 as corrected by Surveyors Instrument of correction recorded at Instrument Number 20041022-0127319, including but not limited to, any building setback lines and/or easements lying within the lots described above.
3. Charter of Homeowners Association recorded in Instrument Number 20041208-0146324, said Register's Office for Davidson County, Tennessee.
4. Conveyance of open space by quitclaim Deeds recorded at Instrument Number 20041208-014632 and Instrument No. 20110916-0072157.
5. Covenants, condition and Restrictions as set forth in Deed recorded in Instrument Number 20041208-0146322.
6. Easement for right of way, recorded in Book 2493, page 137, said Register's Office.
7. Storm Detention Agreement as set forth in instrument recorded in Instrument Number 20040304-0024829.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Executed on this 4th day of October, 2021.

Gary G. Mryncza

ACKNOWLEDGEMENTS

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named **Gary G. Mryncza,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee *this* 4th *day of* October, 21.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Notary Public

My Commission Expires: 3-3-25

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Oct. 5. 2021.

Affiant Signature

10/5/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10/5/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

