WARRANTY DEED

Karen Johnson Davidson County
Batch# 733487 DEEDWARR
10/11/2021 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20211011-0136157

File No. TR-21-1379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Phillip Brooks and Sydney Lauren Gilbert	New Owner	
(NAME)	(NAME)	
1216 Joseph Avenue		071-15-0-285.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Michael Thomas Szymkowicz and Elizabeth Szymkowicz (FKA Elizabeth McGowan), husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Phillip Brooks and Sydney Lauren Gilbert, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly 46 feet of Lot No. 45 on the Plan of C.F. Sharper & W.L. Horns, 2nd Subdivision of record in Plat Book 161, Page 53, 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 Elizabeth McGowan and Michael Thomas Szymkowicz, both unmarried, as joint tenants with right of survivorship by Warranty deed from Creekwood Partnership, a Tennessee General Partnership of record in Instrument No. 20180524-0049924 Register's Office for Davidson County, Tennessee, dated May 23, 2018 and recorded on May 24, 2018.

Elizabeth Szymkowicz and Elizabeth McGowan are one and the same person.

This is property more commonly known as 1216 Joseph Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 6th day of October, 2021.

Michael Szymkowicz

Elizabeth Szymkowicz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2021, before me personally appeared Michael Szymkowicz and Elizabeth Szymkowicz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Tiffany Rooker, do hereby make oath that I am a licensed attorney and/or 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 **10/6/2021**.

Date

Tiffany Rooker

Affiant Signature

10/6/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **October**, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON