THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037876** Karen Johnson Davidson County Batch# 748847 **DEEDWARR** 11/03/2021 11:07:57 AM 2 pgs Fees: $13.00 Taxes: $1,998.00 20211103-0147068	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00 Affiant Subscribed and sworn to before me, this 1st day of November, 2021. JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 12/14/24

WARRANTY DEED

Address New Owner: The Boat Rack LLC 1017A Glendale Lane Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 08 0 106.00

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, **Richard A. Sowienski and Rola Jean Sowienski, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Boat Rack, LLC, a Tennessee limited liability company** ("Grantees"), its successors, 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. "A" on the Plan of Zone Lot Division Part of Lot 2, Glendale Park of record in Plat Book 5800, Page 254, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Richard A. Sowienski and Rola Jean Sowienski, Husband and Wife, by Warranty Deed from Kyle N. Center, of record in Instrument No. 20140804-0069861, in the Register's Office of Davidson County, Tennessee, dated July 31, 2014 and recorded on August 04, 2014.

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.

All matters as shown on the Plan of record in Plat Book 57, page 141, said Register's Office.

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 Zone Lot Division Part of Lot 2, Glendale Park, as recorded in Plat Book 5800, Page(s) 254.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glendale Park and Subdivison Lots No's 1 And 2, as recorded in Plat Book 57, Page(s) 141.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6299 and Page 369, Instrument No. 20120814-0072696 and Instrument No. 20151029-0109957.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4158, Page 950.

Easement for Joint Driveway, recorded in Book 9402, Page 878.

Easement for Party Wall and Shared Elements, recorded in Book 9402, Page 881.

This is improved property located at 1017A Glendale Lane Nashville TN 37204

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 1st day of November, 2021.

Richard A. Sowienski

Rola Jean Sowienski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard A. Sowienski and Rola Jean Sowienski, 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 1st day of November, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022