THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211037810**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $211,000.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2021. Notary Public My Commission Expires: _____

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 754951 DEEDWARR
11/15/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $780.70
20211115-0151611

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Kraft 3606 Wells Court Antioch TN 37013	New Owner	Tax Parcel ID No. 150 03 0 310.00

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, **Shaynna Bukowski f/k/a Shaynna A. Zapasnik, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Thomas Kraft, an unmarried man**, ("Grantees"), his 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. 123A on the Plan of Zone Lot Division Lots 119 through 123 Chelsea of Priest Lake Section Two-C of record in Plat Book 6250, Page 943, and amended in Book 6900, Page 192 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 Shaynna A. Zapasnik, an unmarried woman, by Warranty Deed from T. Blake Cothran and Devin Rohner and Nolan Pattee and Judy Cothran, of record in Instrument No. 20190225-0016663, in the Register's Office of Davidson County, Tennessee, dated February 22, 2019 and recorded on February 25, 2019.

Brett Joseph Bukowski joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above-described property as spouse of Shaynna Bukowski f/k/a Shaynna A. Zapasnik.

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 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division Lots 119 thru 123 Chelsea of Priest Lake Section Two-C, as recorded in Plat Book 6250, Page(s) 943 and amended in Plat Book 6900, Page 192.

This is improved property located at 3606 Wells Court Antioch TN 37013

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.

Shaynna Bukowski f/k/a Shaynna A. Zapasnik

Brett Joseph Bukowski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaynna Bukowski f/k/a Shaynna A. Zapasnik,* 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. *and Brett Joseph Bukowski,

Notary Public
My Commission Expires: _____

NATHAN L FOWLERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

Certificate of Authenticity

I, **Joshua A. Terry**, 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 November 1st 2021.

Affiant Signature

11/3/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/3/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON