Karen Johnson Davidson County
Batch# 770237 DEEDWARR
12/08/2021 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $5,272.50
20211208-0162781

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES: 11/5/24

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(AFFIX SEAL)

MST 2021-1814

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Rosicki and Laura A. Rosicki,	New Owners	131-06-0Z-001-00CO
(NAME)	(NAME)	
4207 A Hood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Gregg Homebuilding Company, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Rosicki and Laura A. Rosicki, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 4207 Hood Ave. Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20200715-0077377 in Register's Office of Davidson County, Tennessee to which Plat reference is hereby made for a complete description.

Being a portion of the same property conveyed to Jim Dale and wife, Anne Dale by Warranty deed from Cloyce F. Brasley, Jr. and wife, Deborah K. Bradley of record in Book 5373, page 708, Register's Office for Davidson County, Tennessee, dated December 11, 1978 and recorded on December 11, 1978.

Being a portion of the same property conveyed to Anne Dale by Quitclaim deed from Jim Dale of record in Instrument No. 20010220-0015777 Register's Office for Davidson County, Tennessee, dated February 14, 2001 and recorded on February 20, 2001.

Being a portion of the same property conveyed to Gregg Homebuilding Company, LLC by Warranty deed from Anne Dale, unmarried of record in Instrument No. 20200715-0077376 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 15, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200715-0077377, Register's Office for Davidson County, Tennessee. Easement for Sanitary/Storm Drainage of record in Book 3924, Page 384, in the Register's Office for Davidson County, Tennessee. Easement for storm drainage and sanitary sewer easement of record in Book 3986, Page 375, Register's Office of Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4207 A Hood Ave, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 2nd DAY OF Dec, 2021.

Gregg Homebuilding Company, LLC

BY: _____

Title manager

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared ALEX GREGG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself, Sole Member of Gregg Homebuilding Company, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself as Sole Member, of Gregg HomebuildingCompany, LLC, said company.

Witness my hand and official seal at Franklin, TN this 2nd day of Dec, 2021.

_____

Notary Public My Commission Expires: 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 12-2, 2021.

Affiant
Date: December 6, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6 day of December 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY