# WARRANTY DEED

Karen Johnson Davidson County
Batch# 787067 DEEDWARR
01/11/2022 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,056.35
20220111-0003380

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER: |
|---|---|---|
| Nicholas Kolacz | New Owner | 161150B02600CO |
| (NAME) | (NAME) | |
| 529 Swiss Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amber N. Atnip, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicholas Kolacz,** 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:

* unmarried man

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of RoseMonte, Phase One, of record in Master Deed of RoseMonte recorded as Instrument No. 20051117-0138877 as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Amber N. Atnip, a single woman by deed dated March 24, 2017 from Mile Molinar and Amanda Renee Molinar, husband and wife, of record in Instrument No. 20170412-0035817, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 529 Swiss Avenue, Nashville, TN 37211
(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 hands this 30th day of December, 2021.

Amber N. Atnip

State of Tennessee
County of Davidson

On this 30th day of December, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Amber N. Atnip, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 30th day of December, 2021.

Notary Public Sheila L. Mahoney
My Commission Expires: October 02, 2023

File No.: 21-KolaczN

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Jamika Jones, 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 12/30/2021.

Date

Jamika Jones

Affiant Signature

01/03/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of January, 2022.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY