6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant Theresa L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2022.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 794201 DEEDWARR
01/24/2022 08:06:18 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20220124-0008336

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Joseph Jorgensen	United HOme Loans, Inc.	097020A31700CO
(NAME)	(NAME)	
1243 Riverbrook Drive	4 Westbrook Corporate Circle, Ste 650	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Westchester, IL 60154	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Frank Paul Paskiewicz and Deborah Ann Paskiewicz, husband and wife and Nicholas R. Paskiewicz, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Walter Joseph Jorgensen, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 317, on the Plan of Villages of Riverwood, Section One, Phase 3C, Revision One, of record in Instrument No. 201304050033853, in the Register's Office for Davidson County, Tennessee, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frank Paul Paskiewicz and Deborah Ann Paskiewicz, husband and wife, and Nicholas R. Paskiewicz, an unmarried man, as tenants in common with right of survivorship by Warranty Deed from Landon Brian Johnson and Sherlynn Johnson, husband and wife, dated 03/06/2020 and recorded 03/10/2020, of record in Instrument 202003100026471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument 201304050033853; (2) Covenants, conditions, easements and restrictions recorded in Instrument 200804080035557, Instrument 201304100035425,and Supplementary Declarations of recorded in Instrument 201104270032201, and Instrument 201404240034615; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of recorded in Book 6434, Page 957; (4) Sanitary Sewer and Pumping Station Easement of recorded in Instrument 200512190152201; (5) StormWater Drainage Agreement Easement of recorded in Instrument 200512190152202; (6) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of recorded in Instrument 200707130083651; (7) Declaration of Easement for Villages of Riverwood of recorded in Instrument

200812090118828; (8) Storm Water Drainage Easement Agreement of recorded in Instrument 201001080001965; (9) Storm Water Drainage and Detention Easement Agreement of recorded in Instrument 201001080001966; (10) Quitclaim Deed conveys to Villages of Riverwood Homeowners Association of record in Instrument 201706210062250, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1243 Riverbrook Drive, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of January, 2022.

Frank Paul Paskiewicz

Deborah Ann Paskiewicz

Nicholas R. Paskiewicz

State of Virginia
County of Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Paul Paskiewicz, Deborah Ann Paskiewicz, and Nicholas R. Paskiewicz, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of January, 2022.

Notary Public:
My Commission Expires: July 31, 2025

KEONNA LASHEA EDWARDS
NOTARY PUBLIC
REG. #7950785
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2025

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027