This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 802319 DEEDWARR
02/09/2022 08:33:30 AM 5 pgs
Fees: $28.00 Taxes: $814.00
20220209-0014725

WARRANTY DEED

FOR AND IN 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, WE, **WILLIAM CHINOWSKY, AN UNMARRIED MAN AND COLBIE CHINOWSKY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINA GHILONI, SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28A ZONE LOT DIVISION OF LOT 28 OF THE RESUBDIVISION OF LOT 28 S A. CHAMPION SUBDIVISION, AS OF RECORD IN BOOK 6200, PAGE 421, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM CHINOWSKY, AN UNMARRIED MAN AND COLBIE CHINOWSKY, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM DIANA BROOKS, A MARRIED WOMAN, DATED JULY 28, 2017, RECORDED AUGUST 1, 2017 OF RECORD IN INSTRUMENT NO. 20170801-0077817, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1519 A 21ST AVE N, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 25TH day of JANUARY 2022.

WILLIAM CHINOWSKY
BY: ALAN E. CHINOWSKY, ATTORNEY-IN-FACT

COLBIE CHINOWSKY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **COLBIE CHINOWSKY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TN, on this the 25TH day of JANUARY 2022.

NOTARY PUBLIC
My commission expires:_____

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of JANUARY 2022, before me personally appeared **ALAN E. CHINOWSKY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **WILLIAM CHINOWSKY**, as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of **WILLIAM CHINOWSKY**, as Attorney in Fact.

DONE at offices in HENDERSONVILLE, TN, on this the 25TH day of JANUARY 2022.

NOTARY PUBLIC
My commission expires: 11 July 2024

AMBER MILLER
Notary Public - State of Nevada
County of Washoe
APPT. NO. 04-91829-2
My App. Expires July 11, 2024

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**.

Affiant

Subscribed and sworn to before me, this the 25TH day of JANUARY 2022.

NOTARY PUBLIC
My commission expires:_____

GINGER A DICKEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2025

Address New Owner(s) as follows:
CHRISTINA GHILONI
1519 A 21ST AVE N
NASHVILLE, TN 37208

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 081 15 0/108.00

Witness our hands this 25TH day of JANUARY 2022.

WILLIAM CHINOWSKY
BY: ALAN E. CHINOWSKY, ATTORNEY-IN-FACT

COLBIE CHINOWSKY

STATE OF TENNESSEE
COUNTY OF SUMNER

SEE ATTACHED NOTARIAL CERTIFICATE

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **COLBIE CHINOWSKY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TN, on this the 25TH day of JANUARY 2022.

NOTARY PUBLIC
My commission expires:_____

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of JANUARY 2022, before me personally appeared **ALAN E. CHINOWSKY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **WILLIAM CHINOWSKY**, as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of **WILLIAM CHINOWSKY**, as Attorney in Fact.

DONE at offices in HENDERSONVILLE, TN, on this the 25TH day of JANUARY 2022.

NOTARY PUBLIC
My commission expires:_____

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00.**

Affiant

Subscribed and sworn to before me, this the 25TH day of JANUARY 2022.

NOTARY PUBLIC
My commission expires: 8/19/25

GINGER A DICKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-19-2025

Address New Owner(s) as follows:
CHRISTINA GHILONI
1519 A 21ST AVE N
NASHVILLE, TN 37208

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 081 15 0/108.00

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On 25 JANUARY 2022 before me, Paola Diaz, Notary Public
(Here insert name and title of the officer)

personally appeared COLBIE ROSE CHUDOWSKY,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PAOLA DIAZ
Commission No. 2346647
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires February 12, 2025

Paola Diaz
Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date_____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

202202090014725

Tennessee Certification of Electronic Document

I, Rhonda Hannah, 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 1|25|22 (date of document).

Affiant Signature

1|28|22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3|28|23

NOTARY'S SEAL

