Karen Johnson Davidson County
Batch# 809775 DEEDWARR
02/23/2022 10:02:30 AM 4 pgs
Fees: $23.00 Taxes: $2,602.95
20220223-0020377

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 855583 439664-001538 Tracey Haddad	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $703,500.00 Affiant Subscribed and sworn to before me, this the 9th day of February, 2022. Notary Public My commission expires: 3/7/23 (Affix Seal) MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: J&V Austin Family Investments, Ltd.	NAME: New Owner
STREET ADDRESS: PO Box 3108, Beaumont TX 77704	STREET ADDRESS:
MAP & PARCEL NO.: 091-06-0X-002.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephanie Wieczorek, a single woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

J&V Austin Family Investments, Ltd.,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 5812B Morrow Road, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 20th day of December, 2021.

X _____
Stephanie Wieczorek

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Stephanie Wieczorek, unmarried (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 20th day of December, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LUKE KELLUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 10-2-2023

EXHIBIT A
(LEGAL DESCRIPTION)

A certain condominium located in Davidson County, Tennessee, being Unit B of Homes of 5812 Morrow Road, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions of Homes at 5812 Morrow Road, of record in Instrument No. 20160226-0018515, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions, and Restrictions.

Being the same property conveyed to Stephanie Wieczorek, a single woman by Warranty deed from Jonathan E. Bennie of record in Instrument No. 20161227-0135561 Register's Office for Davidson County, Tennessee, dated December 22, 2016 and recorded on December 27, 2016.

True Copy Certification

I, **Diane March,** 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 this the 9th day of February, 2022.

Affiant Signature
Date 02/09/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of February, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

