39B

Karen Johnson Davidson County
Batch# 812592 DEEDWARR
02/28/2022 02:21:49 PM 2 pgs
Fees: $13.00 Taxes: $5,057.90

20220228-0022546

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,367,000.00. Affiant Subscribed and sworn to before me, this the 18th day of February, 2022. Notary Public My commission expires: 3/8/22

ANGELA N. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian T. Newman	NEW OWNER	082-05-0-045.00-CO
1615 5th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CATHERINE R. DABROWSKI, AN SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN T. NEWMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 150 on the Plan of North Nashville Real Estate Company's property of record in Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 150 fronts 50 feet on the Westerly side of 5th Avenue, North, formerly Summer Street and runs back 181 1/2 feet on the Northerly line and 181 feet on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Kevin Henryk Dabrowski, a single man by Warranty deed from Nashville 5th, LLC, a Tennessee limited liability company of record in Instrument No. 20160407-0033326 Register's Office for Davidson County, Tennessee, dated April 04, 2016 and recorded on April 07, 2016.

Being the same property conveyed to Kevin H. Dabrowski, as Trustee of the Kevin H. Dabrowski 2018 Declaration of Trust by Quitclaim deed from Kevin H. Dabrowski, a/k/a Kevin Henryk Dabrowski of record in Instrument No. 20181217-0122374 Register's Office for Davidson County, Tennessee, dated November 10, 2018 and recorded on December 17, 2018.

Being the same property conveyed to Catherine R. Dabrowski, a single woman by Quitclaim deed from Kevin H. Dabrowski, as Trustee of the Kevin H. Dabrowski 2018 Declaration of Trust of record in Instrument No. 20200511-0048690 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on May 11, 2020.

Corrective Quitclaim Deed of record in Instrument No. 20220228-0022645 Register's Office for Davidson Count, Tennessee. The Corrective Quitclaim Deed is being recorded to correct an error in the name of the Grantor and acknowledge the successor trustee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1615 5th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of February, 2022.

Catherine R. Dabrowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Catherine R. Dabrowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of February, 2022.

Notary Public

My Commission Expires: 5-2-2022

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON