THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239464** Karen Johnson Davidson County Batch# 813882 DEEDWARR 03/02/2022 12:45:01 PM 2 pgs Fees: $13.00 Taxes: $943.50 20220302-0023736	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Katie Bradley Affiant Subscribed and sworn to before me, this 16th day of February, 2022. Notary Public My Commission Expires: [illegible] VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Holly Urbanowicz and Jan Urbanowicz 5555 Hillview Drive Brentwood, TN 37027	New Owner	Tax Parcel ID No. 096 13 0 143.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Ernest Warren and Kimberly Jo Warren, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Holly Urbanowicz and Jan Urbanowicz, Wife and Husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Malvin Heights, as of record in Book 2330, Page 83, Register's Office for said County.

Said Lot No. 24 fronts 74 feet on the Easterly side of Shauna Drive and runs back 178.6 feet on the Northerly line and 176.2 feet on the Southerly line to a broken line in the rear on which it measures 75.8 feet.

Being the same property conveyed to Larry D. Craig, Trustee, by Quitclaim Deed from David Ernest Warren and Re-Conveyed to David Ernest Warren and wife, Kimberly Jo Warren from Larry D. Trustee, of record in Instrument No. 20030422-0052505, in the Register's Office of Davidson County, Tennessee, dated April 15, 2003 and recorded on April 22, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Malvin Heights, as recorded in Plat Book 2330, Page(s) 83.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2538, Page 156.

Easement for Sanitary Sewers And/Or Storm Drainage, recorded in Book 5580, Page 16.

This is improved property located at 915 Shauna Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February, 2022.

David Ernest Warren

Kimberly Jo Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Ernest Warren and Kimberly Jo Warren, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2022.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024