Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
14222

Karen Johnson Davidson County
Batch# 822865 DEEDWARR
03/16/2022 09:39:34 AM 2 pgs
Fees: $13.00 Taxes: $1,511.45

20220316-0030432

Warranty Deed

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $408,500.00. Affiant Subscribed and sworn to before me, this the 15th day of March, 2022. Notary Public My commission expires:

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:
Andrew Patrick Juszcak-Laszewski Rachel Anne Juszcak-Laszewski	Same as Buyer	069-04-0-176.00
112 East Fairview Drive	2002 Richard Jones Rd, #300A	
Nashville, TN 37218	Nashville, TN 37215	

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, **STEFAN KONRAD BALCER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW PATRICK JUSZCAK-LASZEWSKI AND RACHEL ANNE JUSZCAK-LASZEWSKI, HUSBAND AND WIFE**, 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. 81 on the Plan of Haynes Parks Subdivision, Section 2, as of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 89.55 feet on the northerly side east Fairview Drive and runs back between lines, 144.04 feet on the easterly side and 103 feet on the westerly side to a line at the rear on which it measures 97.37 feet thereon.

Being the same property conveyed to Clarence A. Neal and wife, Esther W. Neal by Warranty deed from W. L. BainBridge Company of record in Book 4718, page 612, Register's Office for Davidson County, Tennessee, dated June 12, 1973 and recorded on June 13, 1973.

Being the same property conveyed to Harry Armstrong, a married man by Quitclaim deed from Keith Neal of record in Instrument No. 20190118-0005382 Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on January 18, 2019.

Being the same property conveyed to Harry Armstrong, a married man by Quitclaim deed from Keith Neal, Pennye Neal and Satrina Neal Sutton of record in Instrument No. 20200416-0039787 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on April 16, 2020. Affidavit of Heirship, recorded Instrument No.20200416-0039786.

Being the same property conveyed to Stefan Konrad Balcer by Warranty deed from Harry Armstrong, a married man of record in Instrument No. 20200416-0039788 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on April 16, 2020.

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 112 East Fairview Drive, Nashville, TN 37218, 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 15th day of March, 2022.

Stefan Konrad Balcer

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 Stefan Konrad Balcer, 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 15th day of March, 2022.

Notary Public

My Commission Expires: 5-2-22

