Karen Johnson Davidson County
Batch# 826414 DEEDWARR
03/22/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,112.59
20220322-0032849

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,700.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 9th day of March, 2022.

Notary Public
My Commission Expires: 10/2/2023

2022-73

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Morris	CapStar Bank	
1104 Rural Hill Road	2002 Richard Jones Rd., Ste. 300A	149-11-0A-008.00-CO
Antioch, TN, 37013	Nashville, TN 37215	

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

Jessica A. Hoffman, an unmarried woman and Sofia C. Gruszecki, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

James Morris, a single man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Phase I Rice Hill of record in Plat Book 6250, Page 858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica A. Hoffman and Sofia C. Guszecki, both unmarried by Warranty Deed from Jeffrey Ross Howell, married of record in Instrument No. 20190812-0080143 Register's Office for Davidson County, Tennessee, dated August 05, 2019 and recorded on August 12, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1104 Rural Hill Road, Antioch, TN 37013.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of March, 2022.

Jessica A Hoffman by Sofia C. Gruszecki, her attorney-in-fact

Jessica A. Hoffman by Sofia C. Gruszecki, her attorney-in-fact

Sofi Gruszecki

Sofia C. Gruszecki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sofia C. Guszecki, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jessica A. Hoffman and that she is authorized by Jessica A. Hoffman to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2022.



Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sofia C. Gruszecki, 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.

Witness my hand and official seal at Nashville Tennessee, this 9th day of March, 2022.

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/9/2022.

D. Shayne Adair

3/10/2022

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10 **day of** March, **2022.**

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY