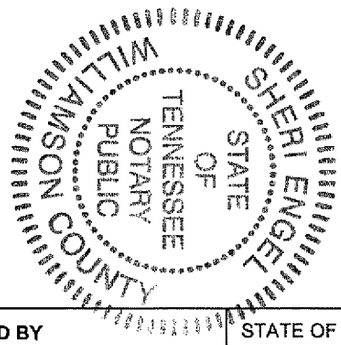


THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

P22-4447-WE

Karen Johnson Davidson County
Batch# 836414 DEEDWARR
04/08/2022 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220408-0041086

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$410,000.00**.

Jennifer Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2022.

Sheri Engel
Notary Public

MY COMMISSION EXPIRES: 12-18-2023
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Julia Crystal Molina	Pinnacle Bank	MAP:
1507 Cahal Avenue	150 3rd Ave South, Ste 1000	PARCEL: 072-14-0-246.01
Nashville TN 37206	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **EWA GASIOROWSKA, Married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA C. MOLINA, a single woman**

HEREINAFTER CALLED THE GRANTEES, 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 the East part of Lot C on the Plat on J.W. Napier's Tract in the 11th, old 18th Civil District, being a Subdivision of part of the Old Cahal Property, not of record, described as follows:

Beginning at a point in the North margin of Cahal Avenue, 206 feet east from the Southeast corner of said J.W. Napier's Original Home Tract; thence with the Margin of said Avenue South 86 1/2 degrees East 50 feet to a point; thence North 1 1/2 degrees East 273 1/2 feet to the North line of Cahal Lands; thence with said line, North 86 1/2 degrees West 50 feet to a point, which is 50 feet East from J.S. Kirkpatrick's Northeast corner; thence South 1 1/2 degrees West, parallel to Kirkpatrick's East line 273 1/2 feet to the beginning.

Being the same property conveyed to Ewa Gasiorowska, a single woman, and John E. Vande Woude, III, a single man, joint tenants with right of survivorship by Warranty Deed from Travis Morgan Wilson and Erica Halliman, husband and wife of record in Instrument No. 20170807-0080779 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 07, 2017.
Being the same property conveyed to Ewa Gasiorowska, a single woman by Quitclaim deed from Ewa Gasiorowska, a single woman, and John E. Vande Woude, III, a single man of record in Instrument No. 20200421-0041866 Register's Office for Davidson County, Tennessee, dated April 17, 2020 and recorded on April 20, 2020.

Daniel H. Markanich, joins in this conveyance to convey any and all marital interest he may have in subject property as the spous of Ewa Gasiorowska.

This is UNIMPROVED ✠ IMPROVED property known as: **1507 Cahal Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my/our hand(s) this the 1st day of April, 2022.

Ewa Gasiorowska

Daniel H. Markanich

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 **Ewa Gasiorowsa**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of April, 2022.

My Commission Expires:

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

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 **Daniel H. Markanich,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of April, 2022.

My Commission Expires:

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

I, Sheri Engel, 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 1st day of April, 2022

Sheri Engel

Dated 4/1/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 1st day of April, 2022

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY