Karen Johnson Davidson County
Batch# 837535 **DEEDWARR**
04/11/2022 08:57:57 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20220411-0041550

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $170,000.00. Alexander Adami Aparicio
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of April, 2022.
NOTARY PUBLIC
My commission expires:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Alexander Adami Aparicio | Bank of America, N.A. | 086-06-0A-531.00 CO |
| (NAME) | (NAME) | |
| 531 Chandler Place | 4500 Amon Carter Blvd | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Fort Worth, TX 76155 | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Shirley Kalinowski, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alexander Adami Aparicio**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 531, together with the appurtenant interest in the common elements of Steeplechase Condominium, a horizontal property regime established by Master Deed of record in Book 6816, page 486, as amended in Book 7390, page 1, and as Instrument No. 20051216-0151253, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "C" to the Amendment to Master Deed in Book 7390, page 1, said Register's Office.

Being the same property conveyed to EUGENE J. KALINOWSKI AND WIFE, SHIRLEY KALINOWSKI, by deed from FIRST TENNESSEE BANK NATIONAL ASSOCIATION, of record in Book 8193, page 338, dated September 6, 1990, said Register's Office.

EUGENE J. KALINOWSKI aka EUGINE KALINOWSKI died on or about May 30, 1998, leaving SHIRLEY KALINOWSKI as the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 531 Chandler Place, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of April, 2022.

Shirley Kalinowski

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley Kalinowski, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of April, 2022.

Notary Public
My Commission Expires:

