Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-KL-23029

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226793

~~After Recording Return To The Above:~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$559,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11th day of April, 2022.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 839232 DEEDWARR
04/13/2022 02:21:54 PM 2 pgs
Fees: $13.00 Taxes: $2,071.63
20220413-0043098

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 11th day of April, 2022, among:

WILLIAM G. HORNYAK AND LORI LYNN FRIDAY N/K/A LORI LYNN HORNYAK, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SCOTT MAILANDER AND SUSAN MAILANDER, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Final Plat of Cooks Landing Subdivision of record in Plat Book , Page , 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 William G. Hornyak, an unmarried man and, Lori Lynn Friday, an unmarried woman, joint tenants with full right of Survivorship by Special Warranty deed from Citizens Homes, Inc,. a Delaware Corporation of record in Instrument No. 20140401-0026758 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 01, 2014.

Being also known as 3029 Cooks Landing Ct Hermitage, Tennessee 37076.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the

Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

William G. Hornyak

Lori Lynn Friday n/k/a Lori Lynn Hornyak

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **William G. Hornyak and Lori Lynn Friday n/k/a Lori Lynn Hornyak,** the within named bargainor(s), 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 11th day of April, 2022.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Scott Mailander and Susan Mailander
Address: 3029 Cooks Landing Ct
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Scott Mailander & Susan Mailander
Address: 3029 Cooks Landing Ct
City, State, Zip: Hermitage TN 37076

Tax ID: 109-08-0A-028.00-CO