This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 844255 DEEDWARR
04/22/2022 12:20:59 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20220422-0046855

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $395,000.00.

Sandy McCollum
Affiant

Subscribed and sworn before me this the 20th day of April, 2022.

Notary Public
My commission expires: 2/19/23

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ellie Pritchard Lewis	Cadence Bank	117-03-0C 118.00
118 Hillsboro Place	2778 West Jackson St	
Nashville, TN 37215	Tupelo, MS 38801	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JERRY A. LUSZCZAK, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELLIE LEWIS, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 118 of Hillsboro Place Condominiums of record in Plat Book 5200, Pages 757 and 758, a Horizontal Property Regime created under Title 66 Section 27-101 et seq. as amended Tennessee Code Annotated and as established by a Master Deed of Hillsboro Place Condominiums of record in Book 6244, Page 394; and amended in Book 6265, Page 209, Instrument No. 20170515-0048155, Instrument No. 20170615-0060259, and Instrument No. 20180717-0069522, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Jerry A. Luszczak, married and a life estate to Alexander Luszczak, by deed dated 09/05/2017, from Jerry A. Luszczak, married, of record in Instrument No. 20170913-0093448, Register's Office for said County.

Also being the same property conveyed to Jerry A. Luszczak, married, by deed dated 08/11/2017, from Karu Jayathilake of record in Instrument No. 20170817-0084552, Register's Office for said County.

Also being the same property conveyed to Jerry A. Luszczak, by deed dated 4-22-22, from Alexander Luszczak, of record in Instrument No. 20220422-0046854 Register's Office for said County

This is not and has never been a marital residence. This is an investment property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 118 Hillsboro Place, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20th day of April, 2022.

Jerry A. Luszczak

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry A. Luszczak, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of April, 2022.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY