THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440497

Karen Johnson Davidson County
Batch# 848212 DEEDWARR
04/29/2022 11:38:38 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220429-0049995

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2022.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Janos Sztipanovits 416 Arlington Place Nashville, TN 37221	New Owner	Tax Parcel ID No. 104 06 0C 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Kathryn Bartek, n/k/a Mary Kathryn Bartek Sztipanovits,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janos Sztipanovits, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 of Orleans Park, a horizontal property regime established by Master Deed of record in Book 6190, Page 190, as amended in Book 7760, Page 34, and in Book 10256, Page 508; a plat of which is of record in Book 6050, Page 562, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Kathryn Bartek, an unmarried woman, by Warranty Deed from Michael K. Szathmary and wife, Lori Lott Szathmary, of record in Instrument No. 20130813-0084762, in the Register's Office of Davidson County, Tennessee, dated August 05, 2013 and recorded on August 13, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Orleans Park, as recorded in Plat Book 6050, Page(s) 562.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Orleans Park Condominium of record in Book 6190, Page 190, as amended by instrument(s) of record in Book 7760, Page 34 and Book 10256, Page 508; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 3338 Love Circle Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2022.

Mary Kathryn Bartek Sztipanovits by Anne Bartek, Attorney-in-Fact

Mary Kathryn Bartek Sztipanovits by Anne Bartek, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne Bartek, 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, and who further acknowledged that she is the Attorney-in-Fact for Mary Kathryn Bartek Sztipanovits and that she is authorized by Mary Kathryn Bartek Sztipanovits to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of April, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022