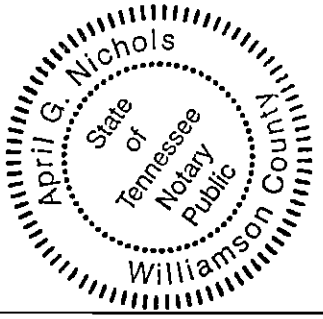
Karen Johnson Davidson County
Batch# 848914 DEEDWARR
05/02/2022 09:27:20 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20220502-0050447

WARRANTY DEED

2022-67



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of April, 2022

(Affix Seal) Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason Edward Puzniak 469A Radnor Avenue Nashville, TN 37211	NEW OWNER	119130D00100CO

For and in consideration of the sum of TEN DOLLARS, 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, **Skylar Hollifield, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jason Edward Puzniak, a single man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING UNIT A ON THE PLAN OF THE HOMES AT 469 RADNOR, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A PLANNED UNIT DEVELOPMENT CREATED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 66-27-103(B), ET SEQ, AS SHOWN BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 469 RADNOR OF RECORD IN INSTRUMENT NO 20200611-0059640, AND ANY AND ALL AMENDMENTS THERETO IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH INTEREST IN COMMON AREAS AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS DESIGNATED AS APPURTENANT TO UNIT A.

Being the same property conveyed to Skylar Hollifield from John R. Rudolph III, a married man by Warranty deed, dated June 9, 2021 and recorded June 21, 2021 in Instrument No. 20210621-0083266, and further conveyed June 10, 2020 in Instrument #20200611-0059639 and on August 25, 2017 in Instrument #20170825-0087420, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( ) improved property know as 469A Radnor Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 25th day of April, 2022.

Skylar Hollifield

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Skylar Hollifield, the bargainor(s), 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.

Witness my hand and official seal, this 25th day of April, 2022.

Notary Public
My Commission Expires: 6-24-2023

