Karen Johnson Davidson County
Batch# 850277 DEEDWARR
05/04/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20220504-0051612

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Emilee Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2022.

Kelly Dorsey
Notary Public

MY COMMISSION EXPIRES: 2.22.25
(AFFIX SEAL)

Kelly Dorsey
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grant Johnson 429 Caledonian Ct Nashville, TN 37211	New Owner	172-10-0B-127-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($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, **Edward T. Olejniczak and wife, Catherine A. Olejniczak**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Grant Johnson,** *, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

* and Heather Johnson, husband and wife

Land in Davidson County, Tennessee being Lot No. 19 on the Plan of Christiansted Valley Phase Three, a Planned Unit Development, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edward T. Olejniczak and wife, Catherine A. Olejniczak by Warranty Deed from Louis Bernstein, Trustee for the Steinberg Family Investment Trust, dated 06/15/2010 and recorded 06/22/2010, of record in Instrument 201006220048739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 429 Caledonian Ct, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the

said GRANTEES that we 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; 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 GRANTEES, 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 the 26th day of April, 2022.

Edward T. Olejniczak

Edward T. Olejniczak

Catherine A. Olejniczak

Catherine A. Olejniczak

STATE OF California

COUNTY OF San Diego

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Edward T. Olejniczak and wife, Catherine A. Olejniczak with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 26th of April, 2022.

Notary Public

My Commission Expires: OCT 09 2024

(SEAL)

NRO1 CHIWEI HUNG COMM. #2335180 Notary Public - California San Diego County My Comm. Expires Oct. 9, 2024 NRO1

Tennessee Certification of Electronic Document

I, Emilee Gibson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/26/22 (date of document).

Emilee Gibson
Affiant Signature

4/27/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27th day of April, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

