Karen Johnson Davidson County
Batch# 857645 DEEDWARR
05/18/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220518-0057434

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2022.

Notary Public

My commission expires: 4/27/2025

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alexander Pollina and Karli Moulding	CrossCountry Mortgage, LLC	061-10-0-115.00
3841 Saunders Avenue	6850 Miller Rd.	
Nashville, TN 37216	Brecksville, OH 44141	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael Kowalik and Jennifer Kowalik, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alexander Pollina, a single man, and Karli Moulding, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Final Plat Re-sub of Lots 12 and 13 Maplewoof Heights of record in Plat at Instrument No. 20211210-0163842, 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 a portion of the same property conveyed to Michael Kowalik and Jennifer Kowalik, husband and wife by Warranty deed from Lanier M. Rawls, a married man and Donna Marie Fryer, Devisee under the Last Will and Testament of Artie Marie Brown of record in Instrument No. 20190402-0029865 Register's Office for Davidson County, Tennessee, dated April 01, 2019 and recorded on April 02, 2019.

This is improved property known as **3841 Saunders Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of May, 2022.

Michael Kowalik

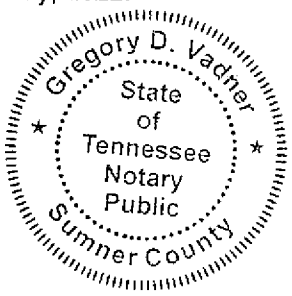
Jennifer Kowalik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael Kowalik and Jennifer Kowalik, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of May, 2022.

Notary Public
My Commission Expires: 4/7/23



SolomonParks File No. 22-000686-526

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/10/22 (date of document).

Affiant Signature

9/11/22
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

