Karen Johnson Davidson County
Batch# 864619 DEEDWARR
05/31/2022 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,750.10
20220531-0062273

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $473,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37064

File No.: 202204-0189

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Nicholas R Szymula and Ryan E Coman	Synovus Bank	063160B19000
(NAME) 1100 Dawnwood Drive	(NAME) 800 Shades Creek Pkwy	
(ADDRESS) Old Hickory, TN 37138-4224	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Seventy-Three Thousand And No/100 Dollars ($473,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD N. MACK, JR. AND CINDY MARCH MACK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN E. COMAN AND NICHOLAS R. SZYMULA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 272 on the Plan of Hampton Park (formerly Chitwood Downs a Planned Unit Development), Plan of record in Plat Book 6900 at Pages 550, 551, and 552, and Certificate of Correction of record in Book 7462, Page 445 and Book 8110, Page 401, and Amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard N. Mack, Jr., and wife, Cindy March Mack, by Quitclaim Deed from Richard Allen March, a single person, dated May 3, 1996, of record in Book 10043, Page 679, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1100 Dawnwood Drive, Old Hickory, TN 37138-4224
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 23rd day of May, 2022.

Richard N. Mack, Jr.

Cindy March Mack

STATE OF TENNESSEE
COUNTY OF BLOUNT

On this 23rd day of May, 2022, before me personally appeared Richard N. Mack, Jr. and Cindy March Mack, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 7/26/2023

SHANA BETH EDINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on May 23, 2022.

Signature 05/23/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 23rd day of May, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202205310062273