WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00 .

Mary Beth Ciezadlo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2022.

Robert L Scruggs
Notary Public

COMMISSION EXPIRES: _____

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 877862 DEEDWARR
06/24/2022 03:31:30 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220624-0072787

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Beth Ciezadlo	Studio Bank	086-13-0B-016-00
(NAME)	(NAME)	
706 Copper Branch Road	124 12th Ave South, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Sheona Gozmao and Andrew Stafford, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Beth Ciezadlo, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Villa No. 1432 on the Plan of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument No. 20190523-0049079, as corrected in Instrument No. 20190624-0060681, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Magnolia Farms Villas a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "A-1" to said Declaration appearing in Instrument No. 20190523-0049079, and Bylaws appended thereto as Exhibit "B," said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, and together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in said Declaration. Reference is further made to the Plat of Magnolia Farms, Phase 2, Section 1, of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, the property within which is subject to the above referenced Declaration.

Being the same property conveyed to Sheona Gozmao and Andrew Stafford, wife and husband by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company of record in Instrument No. 20200622-0066213, dated June 18, 2020 and recorded June 22, 2020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 706 Copper Branch Road (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (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, successors 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, successors 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 21st day of June, 2022.

Sheona Gozmao

Andrew Stafford

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Sheona Gozmao and Andrew Stafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2022.

Commission Expires: 3-3-2026

KIMBERLEY C. KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 03, 2026

Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 21st day of June, 2022.

Signature 06/21/2022

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed the 21st day of June, 2022.

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

My Commission Expires: 09/08/2025