Send Tax Statements To:

New Owner

Karen Johnson Davidson County
Batch# 878971 DEEDWARR
06/27/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220627-0073609

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Nicholas J. Lemanski
173 Nashboro Greens
Nashville, TN 37127

From Information Furnished By
The Parties

Map and Parcel: 135-11-C/59CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RICKY D. STARK, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **NICHOLAS J. LEMANSKI, AN UNMARRIED MAN,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Being Unit 216 on the plan of Horizontal Property Regime, Private Element Plat, Phase Two on the Plan of Nashboro Village - Tract 18, as shown by plat appearing of record in Book 9700, page 968 as amended in Instrument Number 20010423-0039877, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Ricky D. Stark, by deed from Francisco Jose Domingues, Jr., unmarried, dated November 16, 2016, appearing of record in Instrument Number 20161117-0121193, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, page 14, Book 11703, pages 518 and 520, Book 5469, page 840, Book 7751, page 907, Book 11703, page 581, Instrument No.20000316-0027171, Instrument No. 20001031-0108075, Instrument No. 20010322-0027767, Instrument No. 20000627-0063887, Instrument No. 20010923-0073937, Instrument No. 20021211-0152723, Instrument No. 20070118-0007533, Instrument No. 20091105-0102438, and Instrument No. 20050222-0018814, Instrument No. 20050222-0018813, and Instrument No. 20010322-0027768; By-Laws of record in Book 11703, page 560 and Instrument No 20031118-0168332; Charter of Greens Homeowner's Association, Inc., of record in Book 11703, page 579; Subject to Memorandum of Lease of record in Book 10690, page 327; Easement for sewer of record in Book 8870, page(s) 887 and 932, and Instrument No. 20001012-0101575; Overhead Line Easement of record in Book 11594, page 299; Easement for Cart Path of record in Book 10110, page 854; Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410; Right of Way Dedication of record in Book 4460, page(s) 149 through 151, inclusive; and to any and all matters shown on said plat and survey of record in Plat Book 9700, page 968, as amended in Instrument No. 20010423-0039877, Plat Book 4860, page 73 and Plat Book 5200, page 444; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **NICHOLAS J. LEMANSKI, AN UNMARRIED MAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of June, 2022.

Ricky D. Stark

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Ricky D. Stark, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 21st day of June, 2022.

Amanda M Clark State of Tennessee Notary Public Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/22/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 21st day of June, 2022.

KATELYNNE C. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES OCT. 2, 2023

NOTARY PUBLIC
My Commission Expires:

Certificate of Authenticity

I, **Doné Oglesby**, 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 **June 21, 2022**.

Date

Affiant Signature

06/23/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **23rd** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY