Karen Johnson Davidson County
Batch# 885470 DEEDWARR
07/07/2022 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20220707-0078534

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2022.

Notary Public
MY COMMISSION EXPIRES: 5.14.25
File No. 22-16147

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ten Vest, LLC (NAME)	New Owner (NAME)	54-14-46.00
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Mark T. Kurzynske and Teresa L. Kurzynske, Trustees of Kurzynske Family Revocable Living Trust Agreement dated September 26, 2018,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ten Vest, LLC, a Tennessee Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being Lot No. 144A and Lot No. 144B, "Resubdivision of Section 4, Brandywine Farms, 1st Addition" of record in Book 4470, Page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark T. Kurzynske and Teresa L. Kurzynske, Trustees, Kurzynske Family Revocable Living Trust Agreement dated September 26, 2018, by Quitclaim Deed from Mark T. Kurzynske and Teresa L. Kurzynske, husband and wife, of record in Instrument No. 20181010-0100312, in the Register's Office of Davidson County, Tennessee, dated September 26, 2018 and recorded on October 10, 2018.

Being the same property conveyed to Mark T. Kurzynske and wife, Teresa L. Kurzynske, by Warranty Deed from Theodore Joseph Fellner and wife, E. Susan Fellner, of record in Book 10182, Page 645, in the Register's Office of Davidson County, Tennessee, dated September 05, 1996 and recorded on September 09, 1996.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 400 Louviers Ln, Old Hickory, TN 37138.

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. Whenever 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 30th day of June, 2022.

Kurzynske Family Revocable Living Trust Agreement dated September 26, 2018

By: M.T. Kurzynske Trustee
Mark T. Kurzynske, Trustee

By: Teresa L. Kurzynske, Trustee
Teresa L. Kurzynske, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of June, 2022, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mark T. Kurzynske and Teresa L. Kurzynske, as from time to time updated, with whom I am personally acquainted, and who acknowledged that Mark T. Kurzynske and Teresa L. Kurzynske executed the within instrument for the purposes therein contained and who further acknowledged Mark T. Kurzynske and Teresa L. Kurzynske are the Trustees of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2022.

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Signature
My commission expires: 11/9/2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 30, 2022.

Affiant
Date: July 7, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of July 2022.

Notary Public

My Commission Expires: 6/26/2023

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY