Karen Johnson Davidson County
Batch# 889972 DEEDWARR
07/18/2022 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20220718-0081727

37211

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joanne Wills Family Trust	Celebrity Home Loans	Parcel ID: 173 09 0A 831.00
(NAME) 2434 Anson Lane	(NAME) 1 Mid America Plaza Suite 800	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Oakbrook Terrace IL 60181	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Eileen R. Dziadosz, Surviving Trustee of the Thomas R. and Eileen R. Dziadosz Revocable Trust dated September 14, 2012,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joanne M. Wills, as Trustee of The Joanne Wills Family Trust under agreement dated May 15, 2017,** 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. 690 on the plan of Section Three, of Phase Eight, Lenox Village, of record in Instrument Number 20070807-0093891, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas R. Dziadosz and Eileen R. Dziadosz, as Trustees under The Thomas R. Dziadosz and Eileen R. Dziadosz Revocable Joint Trust dated Sept. 14, 2012 from Jenifer Young Helm, f/k/a Jenifer L. Young by Warranty Deed dated June 12, 2014 and recorded on July 31, 2014 in Instrument No. 20140731-0068234, Register's Office for Davidson County, Tennessee. Thomas R. Dziadosz died on January 8, 2021, leaving Eileen R. Dziadosz as surviving Trustee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2434 Anson Lane, Nashville, TN 37211

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 14 day of July, 2022

Eileen R. Dziadosz, Surviving Trustee of the Thomas R. and Eileen R. Dziadosz Revocable Trust dated September 14, 2012

BY: Eileen R Dziadosz

STATE OF Michigan

COUNTY OF Wayne

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Eileen R. Dziadosz, Surviving Trustee of the Thomas R. and Eileen R. Dziadosz Revocable Trust dated September 14, 2012, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2022.

Notary Public

My Commission Expires: 3/10/2026

(SEAL)

RICHARD CLACK
Notary Public - State of Michigan
County of Wayne
My Commission Expires Mar 10, 2026
Acting in the County of Wayne

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 7/14/22

GEORGE E. MUDTER, JR.
Dated 7/14/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 7/14/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

