Karen Johnson Davidson County
Batch# 893952 DEEDWARR
07/26/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20220726-0085370

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of July, 2022.

Notary Public

My commission expires: 1/11/2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
TurnKey Builder's LLC	TurnKey Builder's LLC	061-10-0-116.00
909 Thomas Avenue D	909 Thomas Avenue D	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael Kowalik and Jennifer Kowalik, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

TurnKey Builder's LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of Final Plat Re-sub of Lots 12 and 13 Maplewood Heights of record in Plat at Plat Book 547, Page 77 and 78, and Instrument No. 20211210-0163842, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Michael Kowalik and Jennifer Kowalik, husband and wife by Warranty deed from Lanier M. Rawls, a married man and Donna Marie Fryer, Devisee under the Last Will and Testament of Artie Marie Brown of record in Instrument No. 20190402-0029915 Register's Office for Davidson County, Tennessee, dated April 01, 2019 and recorded on April 02, 2019.

This is unimproved property known as **0 Saunders Ave., Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of July, 2022.

Michael Kowalik

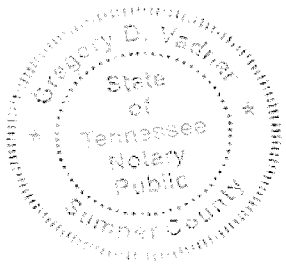
Jennifer Kowalik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael Kowalik and Jennifer Kowalik, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of July, 2022.

Notary Public
My Commission Expires: 4-17-23



SolomonParks File No. 22-000928-526

Tennessee Certification of Electronic Document

I, Lydia Teasley, 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 7/25/2022 (date of document).

Lydia Teasley
Affiant Signature

7/26/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of July, 2022.

M.R. Schodroski
Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026