Karen Johnson Davidson County
Batch# 906363 DEEDWARR
08/22/2022 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20220822-0094654

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Honky Tonk Homes LLC 1700 State Street apt 155 Nashville, TN 37203	Same as the Owner	080-12-0-085.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zbigniew Szymaszek**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Honky Tonk Homes LLC GP ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Bordeaux Hills Addition Plan of record in Plat Book 4460, Page 9, 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 the same property conveyed to Benny Fisher, and wife, Theresa L. Fisher by Warranty deed from William D. Waters and Shirley A. Waters of record in Book 5303, page 577, Register's Office for Davidson County, Tennessee, dated June 23, 1978 and recorded on June 27, 1978.

Being the same property conveyed to Zbigniew Szymaszek by Substitute Trustee's deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20101029-0086701 Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on October 29, 2010.

The property described above was used for investment purposes only and has never been the residence of the Grantor

For informational purposes only:
Being known as: 3247 Viking Road, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of August, 2022.

Zbigniew Szymaszek (SEAL)
Zbigniew Szymaszek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2022, before me personally appeared Zbigniew Szymaszek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of August, 2022.

M.R. Schodroski
Notary Signature
My commission expires: 3/3/2026



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, 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
19th day of August, 2022.

Notary Public
My commission expires: 1/11/2026
File No. 2022-1170

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

Tennessee Certification of Electronic Document

I, Christina Wilbert, 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 8/19/2022 (date of document).

Affiant Signature

8/19/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL

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