WARRANTY DEED

Karen Johnson Davidson County
Batch# 906774 DEEDWARR
08/23/2022 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20220823-0095248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5009-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Hannah Lebiecki	New Owner	0941160E09700CO
(NAME)	(NAME)	
617 Spence Enclave Way		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-One Thousand And No/100 Dollars ($341,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, EVAN KRIEGSHABER, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HANNAH LEBIECKI, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 97 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as of record in Instrument No. 20061115-0141672 and amended in Instrument No. 20061117-0142842 and Instrument No. 20061213-0153595, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evan Kriegshaber by Warranty Deed from David A. Graham, married of record in Instrument No. 20130730-0079152 Register's Office for Davidson County, Tennessee, dated July 24, 2013 and recorded on July 30, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 617 Spence Enclave Way, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 16th day of August, 2022.

Evan Kriegshaber

State of Kentucky

County of Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evan Kriegshaber, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand this 16th day of August, 2022.

Notary Public

My Commission Expires: December 8, 2025

GARY SLONE
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP39970
My Commission Expires 12-08-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 8/16/22.

Affiant Signature

8/22/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON