RECORDING INFO	STATE OF TENNESSEE) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 907839 DEEDWARR 08/25/2022 08:17:30 AM 5 pgs Fees: $28.00 Taxes: $1,406.00 20220825-0095763	The actual consideration for this transfer or value of property transferred (whichever is greater) is $379,999.00. Affiant Sworn to and subscribed before me this 24th day of August, 2022. Notary Public My Commission Expires: October 18, 2022
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GILLIAN BUCHANAN KUMMER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Christine Franke 104 Pennystone Cir. Franklin, TN 37067	New Owner(s)	128-12-0C-058.00-CO

THIS GENERAL WARRANTY DEED is made and effective as of the 23rd day of August, 2022 (the "***Effective Date***"), by and between:

BARBARA LOPUCKA AND PAUL RICHARD ROZDZIALIK, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("***Grantor***"); and

CHRISTINE FRANKE, A SINGLE WOMAN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

A certain townhome located in Davidson County, Tennessee, being Unit No. 1105 of Woodbury Townhomes, Phase I, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the

Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I of record in Instrument No. 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development of record in Instrument No. 20060310-0028278, and Instrument No. 20080201-0010772, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Barbara Lopucka and Paul Richard Rozdzialik, as tenants in common with right of survivorship by Warranty deed from Traci M. Poole, an unmarried woman of record in Instrument No. 20181128-0116001 Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on November 28, 2018.

This is improved property commonly known as 1105 Woodbury Falls Ct, Nashville, TN 37221.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements or claims of easements not shown by the Public Records.

2. Subject to all matters shown on the Boundary Plat of record as Instrument Number 20050216-0017693 and Site Plan shown as Exhibit E in Instrument No. 200603100028278, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions Establishing Woodbury Townhomes, Phase I, with By-Laws appended thereto, of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, Register's Office for Davidson County, Tennessee.

4. Charter of Woodbury Townhomes Homeowners Association, Inc. of record in Instrument Number 20060309-0027744, in the Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer and Utility Easements of record in Book 5074, Page 856 and Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.

6. Conveyance of State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541 and Book 8083, Page 547, in the Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Instrument Number 20050118-0005578, in the Register's Office for Davidson County, Tennessee.

8. Easement Agreement of record in Instrument Number 20120810-0071791, in the Register's Office for Davidson County, Tennessee.

9. Storm Water Detention Agreement recorded at Instrument No. 20061023-0130904, Register's Office for Davidson County, Tennessee.

10. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

11. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Barbara Lopucka

Barbara Lopucka

Paul Richard Rozdzialik

Paul Richard Rozdzialik

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, BARBARA LOPUCKA and PAUL RICHARD ROZDZIALIK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2022.

Notary Public

My Commission Expires: 02/26/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, Lisa Hodges, 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 the 24th day of August, 2022 (date of document).

Affiant Signature

Date: August 24, 2022

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 24th day of August, 2022.

Notary Public

My Commission Expires: October 18, 2022

