Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-22-3940

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 910658 **DEEDWARR**
08/31/2022 10:33:56 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20220831-0098151

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $480,000.00.

Affiant

Subscribed and sworn before me this the 25 day of August, 2022.

Notary Public
My commission expires:

Logan C.E. Dill
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mike Lynn 3740 Moss Rose Dr. Nashville, TN 37216	new owner	073-06-0 042.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN G. KRZEMIENIECKI, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~MIKE~~ MICHAEL LYNN, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 74, Moss Rose Estates, as shown on Plat of record in Plat Book 4860, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin G. Krzemieniecki, by deed dated 07/15/2013, from Ann Jaclyn Krzemieniecki, of record in Instrument No. 20130729-0078477, Register's Office for said County.

Also being the same property conveyed to Kevin G. Krzemieniecki, and wife, Jaclyn Krzemieniecki, by deed dated 05/14/2009, from Joan M. Cook, Unmarried, of record in Instrument No. 20090604-0051569, Register's Office for said County.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3740 Moss Rose Dr., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25th day of August, 2022.

Kevin G Krzemieniecki by Jenny West Attorney in fact
Kevin G. Krzemieniecki
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of August, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kevin G. Krzemieniecki by Specific POWER OF ATTORNEY dated 08/17/2022, and who acknowledged that he executed the same as the free act and deed of Kevin G. Krzemieniecki.

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

My commission expires:
9-6-23

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY