Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 913946 DEEDWARR
09/08/2022 10:52:12 AM 2 pgs
Fees: $13.00 Taxes: $4,569.50
20220908-0100681

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-22-3900

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of September, 2022

Notary Public

Commission Expires: _____

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacek Kawecki and Meghan Kawecki 700 Hillwood Boulevard Nashville, TN 37205	NEW OWNER	103 09 0 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Terry P. Lybrand and Rebecca E. Reddick, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacek Kawecki and Meghan Kawecki, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 287 on the Plan of Hillwood Estates, Section 16 of record in Book 3300, page 89, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Alfred A. Baumeister, married to Terry P. Lybrand and spouse, Rebecca E. Reddick, recorded July 20, 2000, as Instrument No. 200007200071692 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 700 Hillwood Boulevard, Nashville, TN 37205

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 so 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.

Dated this the 2nd day of September, 2022.

Terry P Lybrand

Terry P. Lybrand

Rebecca E Reddick

Rebecca E. Reddick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2022, before me personally appeared Terry Lybrand and Rebecca E Reddick, 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 2nd day of September, 2022.

Notary Signature
My commission expires: 2/26/23

