Karen Johnson Davidson County
Batch# 919140 DEEDWARR
09/20/2022 03:12:29 PM 2 pgs
Fees: $13.00 Taxes: $6,428.75
20220920-0104664

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION SEVEN HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (1,737,500.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of September, 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER(S)
Emily Brzozowicz and Brett Jackson (NAME)	NEW OWNER (NAME)	**104 11 0 131.00**
2008 Natchez Trace **Nashville, TN 37212** (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 16th day of September, 2022, the undersigned, **KIMBERLY KOSTER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BRETT JACKSON AND EMILY BRZOZOWICZ, HUSBAND AND WIFE** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2008 NATCHEZ TRACE, NASHVILLE, TENNESSEE 37212** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Bransford Realty Company's Subdivision of The Edgar Jones Home Place of record in Plat Book 421, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Kimberly Koster, unmarried, by Warranty Deed from Natchez Partnership, a Tennessee general partnership, of record in Instrument No. 20200310-0026773, Register's Office of Davidson County, Tennessee, dated March 5, 2020 and recorded on March 10, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 16th day of September, 2022.

GRANTOR: Kimberly Koster

Kimberly Koster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **KIMBERLY KOSTER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 16th day of September, 2022.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY