PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 6640 Shady Oak Road Suite 400 Eden Prairie, MN 55344 867954 1094948 Nicole Stolhanske	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $ 375,000.00 Janice N. Collins Affiant Subscribed and sworn to before me, this the 26th day of September, 2022. Kim Murray Notary Public My commission expires: 3/7/26 (Affix Seal)

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Scott Mancuso	NAME: NEW OWNER
STREET ADDRESS: 6791 Equinox Cliff St. Las Vegas, NV 89135	STREET ADDRESS:
MAP & PARCEL NO.: 082-13-0D-102.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samuel Toczylowski and Katherine Toczylowski, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Scott Mancuso, married,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 1202 6th Avenue North, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 921851 DEEDWARR
09/27/2022 09:39:44 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50

20220927-0106744

WITNESS MY/OUR SIGNATURE(S) THIS 29 day of August, 2022.

X _____
Samuel Toczylowski

X _____
Katherine Toczylowski

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Samuel Toczylowski, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 29 day of August, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My commission expires Jan 8 2024

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Katherine Toczylowski, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 29 day of August, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My commission expires Jan 8, 2024

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Unit No. 102, Germantown Madison Square Condominiums, as established under Master Deed and By-Laws of record in Instrument 20061019-0129740, as amended in Instrument 20110509-0035408, in the Register's Office, Davidson County, Tennesse, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Samuel Toczylowski and Katherine Toczylowski, husband and wife by Warranty deed from Robert Hillman Shell, unmarried of record in Instrument No. 20190925-0097530 Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on September 25, 2019.