WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19021-DS

Karen Johnson Davidson County
Batch# 932493 DEEDWARR
10/21/2022 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20221021-0114857

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Magdalena Makarucha
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 20th day of October, 2022.

Notary Public:
My Commission Expires: 3/3/26

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: Magdalena Makarucha 7 Garden Street Nashville, TN 37210	Send Tax Bills To: New Owner 7 Garden Street Nashville, TN 37210	Map/Parcel Number: P/O 053-14-0-105.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **River Rock Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Magdalena Makarucha, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Map of Nawakwa Hills, as of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING PART OF the same property conveyed to River Rock Partners, LLC by Warranty Deed from Harold V. Bolin, unmarried, dated 10/8/2021 and recorded 10/14/2021 in Instrument Number 20211014-0138375; and part of the same property previously conveyed to Harold V. Bolin and wife, Ivo Dean Bolin by Warranty Deed from Walter E. Vasser (joined by Sheila D. Vasser), dated 1/11/1983 and recorded 1/12/1983 in Book 5991, Page 665, Register's Office for Davidson County, Tennessee. The said Ivo Dean Bolin died on 10/2/2019, leaving Harold V. Bolin as the surviving tenant.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all other matters shown on plat of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

This is (____) improved (__X__) unimproved property, known as: Lot 11 Pawnee Trail, Madison, TN 37115

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 20th day of October, 2022.

River Rock Partners, LLC

BY: _____
Jim Ficarro, Managing Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jim Ficarro, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Managing Member of river Rock Partners, LLC, a Tennessee limited liability comany, and that as such Managing Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand and official seal, this 20th day of October, 2022.

Commission Expires:
9/27/26

_____
Notary Public:



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/20/2020 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/20/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 **day of** October **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM