Karen Johnson Davidson County
Batch# 937952 DEEDWARR
11/04/2022 10:14:30 AM 2 pgs
Fees: $13.00 Taxes: $577.20
20221104-0119071

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2022

M. Catherine Clearwaters
Notary Public

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. JN-22-3042

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Providence Pass LLC	New Owner	
(NAME)	(NAME)	
1009 New Providence Pass		043-15-0-301.00,
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Marian Andreescu, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **New Providence Pass LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 2 on the Plan of Final Plat of Subdivision of a Portion of The Edward W. Meek Property of record in Plat at Instrument No. 20190417-0035421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Edward W. Meek by Warranty Deed from Thomas J. Brown of record in Instrument No. 20170621-0062665 Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on June 21, 2017.

Being the same property conveyed to Amanda Leung, Trustee for the 1009 New Providence Trust U/A/D December 04, 2020 by Warranty Deed from Edward W. Meek, married of record in Instrument No. 20201228-0153704 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 28, 2020.

Being the same property conveyed to Dan Florin Andreescu and Stephanie Sara Andreescu, husband and wife and Marian Andreescu, an unmarried person by Warranty deed from 1009 New Providence Trust U/A/D December 4, 2020 of record in Instrument No. 20210316-0034908 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 16, 2021.

Being the same property conveyed to Marian Andreescu, an unmarried person by Quitclim deed from Dan Florin Andreescu and Stephanie Sara Andreescu, husband and wife of record in Instrument No. 20210413-048761 Register's Office for Davidson County, Tennessee, dated April 08, 2021 and recorded on April 13, 2021.

This is property more commonly known as 1009 New Providence Pass, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 3rd day of November, 2022.

Marian Andreescu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2022, before me personally appeared Marian Andreescu, 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 3rd day of November, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024