Prepared by:
Record and Return to:
Chapman & Associates Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 938431 DEEDWARR
11/07/2022 10:08:20 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20221107-0119435

G-VRES-22-06712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan Vogel	New Owner	
(NAME)	(NAME)	**181-01-0B-146.00CO**
6712 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH STANISLAWSKI AND JOHN STANISLAWSKI, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN VOGEL, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of Phase Two 2nd Addition to Sugar Valley of record in Plat at Instrument No. 20060322-0032604, 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 the same property conveyed to Elizabeth Stanislawski and John Stanislawski, wife and husband by Warranty deed from Sonya L. Nixon and husband, Todd A. Gotshall of record in Instrument No. 20171201-0122615 Register's Office for Davidson County, Tennessee, dated November 29, 2017 and recorded on December 01, 2017.

This conveyance is subject to:

- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20060322-0032604, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14 and Instrument No. 20060322-0032693, Register's Office for Davidson County, Tennessee.
- By-Laws of Sugar Valley Homeowners' Association, Inc. of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance of Open Space to HOA of record in Instrument No. 20000425-0041128, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement to Gulf Interstate Gas Company of record in Book 2203, Page 579 and Book 2244, Page 11, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Book 9487, Page 901, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20040723-0088186, in the Register's Office for Davidson County, Tennessee.
- Dedication of Perpetual Easement for Entrance Wall of record in Instrument No. 20040205-0014018, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20130523-0052433, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement to Gulf Interstate Gas Company of record in Book 2203, Page 579 and Book 2244, Page 11, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6712 Sunnywood Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 4th DAY OF NOVEMBER, 2022.

Elizabeth Stanislawski

John Stanislawski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH STANISLAWSKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN STANISLAWSKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212