Karen Johnson Davidson County
Batch# 945375 DEEDWARR
11/29/2022 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,428.20
20221129-0124988

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/5/26

(AFFIX SEAL)

Notary Public Arizona
Maricopa County
Commission # 620791
My Comm. Expires Feb 5, 2026

THIS INSTRUMENT WAS PREPARED BY:
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-407

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tomaz Iwaniec and Katarzyna Iwaniec	Same as owner	160 15 0D 060.00
(NAME) 307 Seven Springs Way #203	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William O. Ferrell, Jr. and Robbin R. Ferrell, Trustees of the William & Robbin Ferrell Living Trust, dated August 1, 2019** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Tomaz Iwaniec and Katarzyna Iwaniec, a husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 307 Seven Springs Way, #203, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs, and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with

Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 22 day of November, 2022.

GRANTORS:

The Ferrell Revocable Living Trust dated August 1, 2019

By: _____
William O. Ferrell, Jr., Trustee

By: _____
Robbin Ferrell, Trustee

STATE OF Arizona)

COUNTY OF Maricopa)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William O. Ferrell, Jr. and Robbin Ferrell, Trustees of The Ferrell Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of The Ferrell Revocable Living Trust dated August 1, 2019 and being duly authorized the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22 day of November, 2022.

_____
Notary Public

My Commission Expires: 2/5/26

MICHELE LYNN VOSSELLER
Notary Public - Arizona
Maricopa County
Commission # 620791
My Comm. Expires Feb 5, 2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 60 also known as 307 Seven Springs Way, #203 on the Plan of St Martin Square at Seven Springs Condominiums, Phase II, a Horizontal Property Regime, located in Brentwood, Tennessee, as established and described in the Master Deed of St. Martin Square at Seven Springs, Condominium apartment, recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of St. Martin Square at Seven Springs, Condominium Apartment contained in the Master Deed recorded in Instrument No. 20060310-0028319 as supplemented in Instrument No. 20061109-0139692, and By-Laws recorded in Book 4611, page 682 as amended and restated in Instrument No. 19991230-0308948, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as thought copied herein.

Being the same property conveyed to William O. Ferrell, Jr. and/or Robbin R. Ferrell, Trustees of the William & Robbin Ferrell Living Trust, established by the Revocable Trust Agreement of William O. Ferrell, Jr. and Robbin R. Ferrell dated August 1, 2019, as amended and restated from time to time, and to their successors in trust, by Quitclaim Deed from William O. Ferrell, Jr. and wife, Robbin R. Ferrell, of record in Instrument No. 20190801-0076193, in the Register's Office of Davidson County, Tennessee, dated August 01, 2019, and recorded on August 01, 2019.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 11-22-22.

Affiant Signature

11-29-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202211290124988