Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

116601

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

Karen Johnson Davidson County
Batch# 948738 DEEDWARR
12/07/2022 10:08:14 AM 2 pgs
Fees: $13.00 Taxes: $1,398.60

20221207-0127529

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $378,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of December, 2022.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Zindan Berwary (NAME)	First bank (NAME)	162-06-0-043.00
5138 Tusculum Court (ADDRESS)	722 Columbia Ave (ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Thomas A. Nesbit, unmarried and Katarzyna Nizki, unmarried, as joint tenants with right of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Zindan Berwary , married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 67, as shown on the map entitled Section One, Fair Oaks, of record in Book 4175, pages 42 and 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS ARTHUR NESBIT AND WIFE, PAULINE A. NESBIT, by deed from JONES LUMBER COMPANY, INCORPORATED, of record in Book 4383, page 753, dated December 1, 1969, said Register's Office.

THOMAS ARTHUR NESBIT died on or about October 23, 1970, leaving PAULINE A. NESBIT as the surviving tenant by the entirety.

PAULINE A. NESBIT died testate on or about July 10, 2014, devising said property to THOMAS A. NESBIT AND JAMES NESBIT, by will of record in Docket No. 14P1564, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

JAMES NESBIT AND WIFE, MELISSA NESBIT, conveyed their interest in said property to THOMAS A. NESBIT, by Quitclaim Deed of record as Instrument No. 20160511-0046645, dated May 7, 2016, said Register's Office.

THOMAS A. NESBIT further conveyed said property to THOMAS A. NESBIT, UNMARRIED AND KATARZYNA NIZKI, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed of record as Instrument No. 20160701-0067774, dated July 1, 2016, said Register's Office.

This property is __unimproved _X_improved property known as: 5138 Tusculum Court, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of December, 2022.

Thomas A. Nesbit

Katarzyna Nizki

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 2nd day of December, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY