THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221143023

Karen Johnson Davidson County
Batch# 950820 DEEDWARR
12/13/2022 09:57:40 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20221213-0129189

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $610,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of December, 2022.

Notary Public
My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anthony Pudlo 2959 Jenry Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 085 14 0B 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeanett C. Szyszka and spouse Ashley L. Tuck,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony Pudlo, single**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Donelson Downs, a Planned Unit Development, of record in Instrument No. 20190221-0015852, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeanett C. Szyszka and spouse, Ashley L. Tuck, a married couple, as tenants by the entirety, by Special Warranty Deed from BMCH Tennessee, LLC, a Delaware limited liability company, of record in Instrument No. 20200420-0041119, in the Register's Office for Davidson County, Tennessee, dated April 17, 2020 and recorded on April 20, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Donelson Downs, as recorded in Instrument No. 20190221-0015852.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190423-0037390, as amended in Instrument No. 20220609-0065773.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1102, Page 139.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180418-0036711.

This is improved property located at 2959 Jenry Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of December, 2022.

Jeanett C. Szyszka

Ashley L. Tuck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanett C. Szyszka and Ashley L. Tuck, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2022.

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023

Notary Public

My Commission Expires: _____