Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 958510 DEEDWARR
01/06/2023 09:28:30 AM 2 pgs
Fees: $13.00 Taxes: $5,457.50
20230106-0001203

39-B
File #22-1427

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carlos Ascencio, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Jay Edmund Sulek and Mariam Laura Sulek, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat for Lot 1, Howard Subdivision of record in Plat at Instrument No. 20190826-0085240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II: That triangular tract of land adjoining to, and to the rear of, the above referenced lot No. 1 on the plat of record in Instrument No. 20190826-00852440, said 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 Carlos Ascencio, married, by Warranty Deed from John Hiatt, and Nancy Hiatt, husband and wife, of record in Instrument No. 20191119-0119493 Register's Office for Davidson County, Tennessee, dated November 18, 2019 and recorded on November 19, 2019. Carlos Ascencio is married to Vasanthi Ascencio, who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 330 Lynnwood Boulevard, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jay Edmund Sulek **Mariam Laura Sulek** **330 Lynnwood Boulevard** **Nashville, TN 37205**	New owner	**116-11-0-062.00**

WITNESS THE EXECUTION HEREOF this 30th day of December, 2022.

Carlos Ascencio

Vasanthi Ascencio

State of Tennessee)
County of Davidson)

On this 30th day of December, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carlos Ascencio and Vasanthi Ascencio, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,475,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of December, 2022.

Notary Public

My Commission Expires: 9/30/2024

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON