Karen Johnson Davidson County
Batch# 959457 DEEDWARR
01/10/2023 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,593.22
20230110-0001916

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37479-12-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $430,600.00. Affiant Subscribed and sworn to before me this 9th day of January, 2023. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katie Blomarz Justin Kimball 3236 Vailview Drive Nashville, TN, TN 37207	Legacy Home Loans 1036 Stearman Dr Ste 6 White House, TN 37188	Map and Parcel No.: 05015014000

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, **Aaron J. Litvack and Lauryn E. Hewett, husband and wife (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Katie Blomarz and Justin Kimball, wife and husband (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3236 Vailview Drive, Nashville, Davidson County, Tennessee 37207.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 9th day of January, 2023.

GRANTORS:

Aaron J. Litvack

Lauryn E. Hewett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron J. Litvack and Lauryn E. Hewett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 481 on the Plan of Section Three Parkwood Estates, as of record in Plat Book 3300, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Aaron J. Litvack and Lauryn E. Hewett, husband and wife, by deed dated March 10, 2017 from Garrett W. Jones and Kristen Jones, husband and wife, of record in Instrument No. 20170313-0024317, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Book 3300, page 31, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Diane March,** 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 true and exact copy of the original document executed and authenticated according to law on this the 9th day of January, 2023.

Affiant Signature
Date 01/09/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON