Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5668

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of February, 2023

Notary Public

Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Karen Johnson Davidson County
Batch# 970606 DEEDWARR
02/14/2023 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20230214-0010649

Address of New Owner	Send Tax Bills To:	Map & Parcel
Deborah J. Gurlacz 6006 A California Ave Nashville, TN 37209	New owner property	091-02-0-M-002.01CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Infill Homes, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah J. Gurlacz, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A on the Plan of 6006 California Ave Townhomes of record in Declaration Establishing a Horizontal Property Regime for 6006 California Ave Townhomes of record in Instrument No. 20220111-0003654 and as amended in the Amendment to Declaration Establishing a Horizontal Property Regime for 6006 California Avenue Townhomes in Instrument No. 20230125-0005680, and as amended in the Second Amendment to Declaration Establishing a Horizontal Property Regime for 6006 California Ave Townhomes in Instrument No. 20230201-0007545, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Frank E. Bessire and wife, Joan Bessire by Installment Deed from Frank E. Bessire and wife, Joan Bessire of record in Book 3066, page 462, Register's Office for Davidson County, Tennessee, dated April 18, 1960 and recorded on April 18, 1960. The said Frank Edward Bessire died November 29, 2017, leaving his wife, Joan Bessire as the surviving tenant by the entirety.

Being a portion of the same property conveyed to Infill Homes, LLC by Warranty Deed from Joan Bessire, an unmarried woman of record in Instrument No. 20211110-0150155 Register's Office for Davidson County, Tennessee, dated October 27, 2021 and recorded on November 10, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6006 A California Ave, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 3rd day of February, 2023.

Infill Homes, LLC

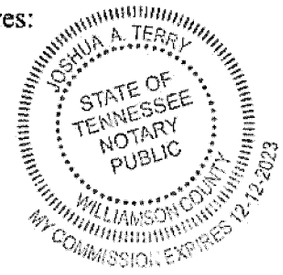
By: _____
Jeff Checko, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of February, 2023, before me personally appeared Jeff Checko, Sole Member of Infill Homes, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of February, 2023.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 **2/3/23**.

Date

Affiant Signature

2/3/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026