Name and Address of New Owner:
Jessica Ann Mrozinski
3738 Faulkner Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner
property

Karen Johnson Davidson County
Batch# 970644 DEEDWARR
02/14/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230214-0010699

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147-08-0-146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Erin Sutton A/K/A Erin Sutton Moriarity, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jessica Ann Mrozinski, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, in the Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Erin Sutton by Warranty Deed ated June 21, 2022 from Tracie Michelle Givens, Rachel Nicole Southichak, Ashley Marie Emmett, Tiffany Ann Hutchings, tenants in common with rights of survivorship, recorded June 28, 2022 in Instrument No. 20220628-0074615 in the Register's Office.

This improved property known as 3738 Faulkner Drive, Nashville TN 37211

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of February, 2023.

Erin Sutton (SEAL)
Erin Sutton A/K/A Erin Sutton Moriarity

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of February, 2023, before me personally appeared Erin Sutton A/K/A Erin Sutton Moriarity, 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 6th day of February, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Emily Manna
(Affiant)

Sworn to and subscribed before me this
6th day of February, 2023.

Notary Public
My commission expires: _____
File No. 2023-5609-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certificate of Authenticity

I, Emily Manna, 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 2/10/23
Date

Emily Manna
Affiant Signature

2/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of Feb, 2023

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