WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. (a-2023-KS

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 07307017300

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Patricia Oszaniec and Nicholas Oszaniec
4930 Pineview Ridge Rd
Pace, FL 32571

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **EASY HOME SOLUTIONS, LLC, TENNESSEE LIMITED LIABILITY COMPANY,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PATRICIA OSZANIEC AND NICHOLAS OSZANIEC, wife and husband,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 6A, on the Zone Lot Division, Lots 1, 2, 4, 5, 6 & 7 of Cabin Hill, Section Two, as shown by plat appearing of record in Book 6250, page 666, amending Plat in Book 6050, page 145, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Easy Home Solutions, LLC, a Tennessee limited liability company, by Warranty Deed from Capital Journey, LLC, dated November 8, 2022, appearing of record in Instrument No. 20221114-0120977, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2606 Tate Court, Nashville, TN, 37214.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Karen Johnson Davidson County
Batch# 973328 DEEDWARR
02/22/2023 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $880.60
20230222-0012636

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 16 day of February, 2023.

Easy Home Solutions, LLC

BY: Mirsad Smajlovic
Mirsad Smajlovic, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mirsad Smajlovic, Sole Member of Easy Home Solutions, LLC, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained by signing his name, Mirsad Smajlovic, as Sole Member.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 16 day of February 2023.

Savana Mezquiriz
NOTARY PUBLIC

SAVANA MEZQUIRIZ
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

My Commission Expires: 10/7/23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $238,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KATHERINE B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIANT

Sworn to and subscribed before me this 16th day of February, 2023.

Katherine B. Smith
NOTARY PUBLIC

My Commission Expires: My Commission Expires January 28, 2026

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Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 2-16-23

Kathy Smith
Affiant Signature

2-16-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Feb 16, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

