WARRANTY DEED

Karen Johnson Davidson County
Batch# 974230 DEEDWARR
02/24/2023 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20230224-0013381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Ward and Amanda Ward	NEW OWNER	
(NAME)	(NAME)	
1017 Brookside Woods Blvd		075-12-0B-027.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **STEPHEN URBANSKI AND JANICE URBANSKI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA WARD AND CHRISTIAN WARD, WIFE AND HUSBAND,** 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 Lot No. 98 on the Plan of Phase One and A Portion of Phase Two, Section 1, Brookside Woods, A Planned Unit Development of record in Plat Book 9700, Page 397, and as corrected by Surveyor's Certification of Correction record in Book 11346, Page 459, 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 the same property conveyed to Stephen Urbanski and Janice Urbanski, husband and wife, by Warranty deed from David S. Mayer and Nancy F. Mayer, husband and wife, of record in Instrument No. 20200818-0092570 Register's Office for Davidson County, Tennessee, dated August 14, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1017 Brookside Woods Blvd, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 23 day of February, 2023

STEPHEN URBANSKI

JANICE URBANSKI

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Essex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Urbanski and Janice Urbanski, the bargainor, 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 and official seal this 23 day of February, 2023

Commission expires: 01-18-2023

Notary Public

LUIS TEJADA
COMM. EXPIRES
01-18-2024
NOTARY PUBLIC
COMMONWEALTH OF
MASSACHUSETTS

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2/23/2023.

Date

Affiant Signature

2/24/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of February, 2023.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

