PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 977491 DEEDWARR
03/06/2023 02:23:08 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20230306-0016008

Ivey Title, LLC Ref: (DW) Title No.: 63005
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Debra M. Leist 735 Tulip Grove Road #355 Hermitage, TN 37076	Studio Bank ISAOA/ATIMA 124 12th Avenue S.; Ste 400 Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 075120F09700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Carol Barzyk, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Debra M. Leist, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 97 a/k/a Unit 355 on the Plan of Tulip Cove Townhomes as shown on Exhibit "B" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald John Barzyk and Nancy Carol Barzyk, husband and wife, by Warranty Deed from Carol Ann Peterson, married, dated September 13, 2019 and recorded on September 27, 2019 of record in Instrument No. 20190927-0098371, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 3, 2020, recorded April 13, 2020 of record in Instrument No. 20200413-0038166, said Register's Office, subject property was conveyed to Nancy Carol Barzyk.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Easement to Comcast of Nashville, LLC, of record in Instrument No. 20160301-0019393, said Register's Office.

This is improved property, known as 735 Tulip Grove Road, # 355, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of March, 2023.

Nancy Carol Barzyk

Nancy Carol Barzyk

State of Tennessee

County of Davidson

On this ____ day of March, 2023, before me the undersigned authority, personally appeared Nancy Carol Barzyk, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Sworn and subscribed before me this 2nd day of March, 2023.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary