Karen Johnson Davidson County
Batch# 980394 DEEDWARR
03/14/2023 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $982.35
20230314-0018413

0354

This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

ADDRESS NEW OWNER:
Courtney A. Spetko
155 Bell Road, Unit 8
Nashville, TN 37217

SEND TAX BILL TO MORTGAGEE:

MAP 136 130 B 008.00CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David J. Waynick and wife, Rebecca R. Waynick**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey to **Courtney A. Spetko, a single woman**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land in Davidson County, Tennessee, Being Unit No. 8 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro A Horizontal Property Regime, of record at Instrument No. 20150930-0099500 as amended in Instrument No. 20171214-0127715, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to David J. Waynick and wife, Rebecca R. Waynick by Deed from GRAN, Inc. of record in Instrument No. 20161220-0133826 Register's Office for Davidson County, Tennessee.

This is improved property known as 155 Bell Road, Unit 8, Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715 , said Register's Office.
Subject to an easement for storm water of record in Instrument No. 20150423-0036517, in the Registers Office for Davidson County, Tennessee.
Subject to an easement for Sewer of record in Instrument No. 20150804-0076934, in the Registers Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose.

Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10th day of March, 2023.

David J. Waynick

Rebecca R. Waynick

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, David J. Waynick and Rebecca R. Waynick, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of March, 2023..

NOTARY PUBLIC

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 20

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $265,500.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of March, 2023.

NOTARY PUBLIC

COLEMAN R DIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COLEMAN R DIXON STATE OF

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 10th day of March, 2023.

Ernest D. Bennett, III, Affiant — 03/10/2023 Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this 10th day of March, 2023.

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024