WARRANTY DEED

Karen Johnson Davidson County
Batch# 982421 DEEDWARR
03/20/2023 02:29:28 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20230320-0020016

File #23-PA-1105-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 2023.

Notary Public

MY COMMISSION EXPIRES: 07/08/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-08-2024

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin M. Pietruszka	**New Owner**	
(NAME)	(NAME)	**061 11 0 212.00**
1105 Riverwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNA WISEMAN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN M. PIETRUSZKA, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 119 on the Plan of Eastdale Place, a Subdivision of Part of Lot No. 4 in The Division of the William Williams Land on Gallatin Turnpike, of record in Plat Book 547, Pages 29 and 30, Register's Office for said County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Caleb Williams and Anna Williams, husband and wife, by Warranty Deed from Luis Del Mazo Jr. and wife, Ashlee Del Mazo, of record in Instrument No. 20070314-0031096, in the Register's Office of Davidson County, Tennessee, dated March 07, 2007 and recorded on March 14, 2007.

Further being the same property conveyed to Anna Wiseman, by Quitclaim Deed from Caleb Williams, of record in Instrument No. 20210524-0070106, in the Register's Office of Davidson County, Tennessee, dated November 02, 2020 and recorded on May 24, 2021. The said Anna Williams is now known as Anna Wiseman.

Further being the same property conveyed to Anna Wiseman, a single person, by Quitclaim Deed from Caleb Williams, a single person, of record in Instrument No. 20230320-0020015, in the Register's Office of Davidson County, Tennessee, dated March 14, 2023 and recorded on March 20, 2023.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eastdale Place, a Subdivision of Part of Lot No. 4 in The Division of the William Williams Land on Gallatin Turnpike, as recorded in Plat Book 547, Page(s) 29 and 30.

* Any and all existing easements and restrictions as shown of record not stated herein

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14th day of March, 2023.

Anna Wiseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2023, before me personally appeared Anna Wiseman, 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 14th day of March, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204