Karen Johnson Davidson County
Batch# 987832 DEEDWARR
04/03/2023 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230403-0024033

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-1043-KS

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Patricia Oszaniec and Ulric Oszaniec	New Owner	135-12-0-B-056.00CO
(NAME)	(NAME)	
2048 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Russell Finch, Jr., an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patricia Oszaniec, a married woman, and Ulric Oszaniec, an unmarried man, as joint tenants**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 56, on the Horizontal Property Regime Private Element Plat, NASHBORO VILLAGE - TRACT 7, of record in Plat Book 11700, Pages 49-50, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to James Russell Finch, Jr. by Warranty Deed dated 04/19/2019 from Timothy J. Wessel, unmarried of record in Instrument No. 20190424-0037597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plats of record in Plat Book 4660, Page 156, Plat Book 4860, Page 74, and Plat Book 11700, Pages 49-50, Register's Office for Davidson County, Tennessee.
DCCRs for Fairway Pointe of record in Book 11703, Page 520, amended in Instrument No. 20000316-0027171, Instrument No. 20010322-0027768, Instrument No. 20050222-0018813, Instrument No. 20091105-0102438, Instrument No. 20110923-0073937, Instrument No. 20190313-0023223, Instrument No. 20190313-0023224, Instrument No. 20190626-0062010, Register's Office for Davidson County, Tennessee.
DCCRs for Nashboro Village of record in Book 4827, Page 14, Register's Office for Davidson County, Tennessee.

Charter of Fairway Pointe HOA of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.
Charter of Nashboro Village HOA of record in Book 4828, Page 834, Register's Office for Davidson County, Tennessee.
Declaration for Taking of Percy Priest Dam of record in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
Overhead Line Easement of record in Book 4815, Page 425, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.
Cable Television Easement and Maintenance Agreement of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
Conveyance of common areas of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20020815-0098780, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2048 Nashboro Blvd, Nashville, TN 37217
(House No.) (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.

Effective the 30th day of March, 2023.

James Russell Finch, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 2023, before me personally appeared James Russell Finch, Jr., 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 8/10/25

Donald R. Barrett Jr.
Notary Public
State of Tennessee
Williamson County

RETURN TO:

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 3-30-23.

Kathy Smith
Affiant Signature

3-30-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this March 30, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

