Karen Johnson Davidson County
Batch# 995238 DEEDWARR
04/24/2023 08:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,009.73
20230424-0029775

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*

Ivey Title, LLC Ref: (DL) Title No.: 63071

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ericka Randazzo Anthony Randazzo Louise J. Randazzo 2124 Fairfax Avenue #211 Nashville, TN 37212	SAME AS NEW OWNER

TAX MAP PARCEL NUMBERS: 104110F21100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$272,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kurtis L. Kowalski and Kerri L. Kowalski, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ericka J. Randazzo, an unmarried woman (FIRST PARTY); and Anthony C. Randazzo and Louise Randazzo, a married couple as tenants by the entirety (SECOND PARTY), First Party and Second Party as Tenants in Common,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 211 of The Cloisters Condominium, a horizontal proeprty regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C' to the Master Deed of record in Book 6317, page 688, amended in Book 6533, page 580, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kurtis L. Kowalski and Kerri L. Kowalski, husband and wife, by Warranty Deed from Jonathan Grigsby, married, dated July 9, 2019 and recorded on July 17, 2019, of record in Inst. No. 20190717-0070011, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "C' to the Master Deed of record in Book 6317, page 688, amended in Book 6533, page 580, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6317, page 688, amended in Book 6533, page 580, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Cloisters on Fairfax Homeowners Association of record in Book 6346, page 694, said Register's Office.

This instrument is executed on behalf of Kurtis L. Kowalski by Kerri L. Kowalski pursuant to a Power of Attorney executed by him on the _____ day of April, 2023, of record in Instrument No. _202304240029772_, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 2124 Fairfax Avenue, # 211, Nashville, TN 37212

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 18th day of April, 2023

Kurtis L Kowalski by
Kerri L Kowalski, Attorney-in-Fact

Kurtis L. Kowalski by Kerri L. Kowalski, Attorney-In-Fact

Kerri L. Kowalski

State of Tennessee

County of Davidson

On this 18th day of April, 2023, before me the undersigned authority, personally appeared **Kerri L. Kowalski**, 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.

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

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Kerri L. Kowalski** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kurtis L. Kowalski**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2023

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

My Commission Expires: _____

Notary

Deed Warranty w POA BP WI - 12/92

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: $272,900.00.

Megan Paulk

Affiant

Sworn and subscribed before me this 19th day of April, 2023

Notary

My Commission Expires:

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

EXHIBIT "A"
To
Warranty Deed

FROM: Kurtis L. Kowalski and Kerri L. Kowalski

TO: Anthony Randazzo

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kerri L. Kowalski, Affiant

Sworn to and subscribed before me this 18th day of April, 2023

Notary Public

My Commission Expires: _____

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

Deed Warranty w POA BP WI1 - 12/92

True Copy Certification

I, **Kaz Arbogast,** 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 this the 18th day of April, 2023.

Affiant Signature
Date 04/18/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

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