Karen Johnson Davidson County
Batch# 1002644 DEEDWARR
05/12/2023 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20230512-0035627

WARRANTY DEED

George Ziadeh
State of Tennessee Notary Public
Williamson County

File #23-KA-1809-A-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025
(AFFIX SEAL)

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)
Stefan Pienkowski, Brendan Hanover, and Marek Maria Pienkowski	New Owner	
(NAME)	(NAME)	**083-14-0J-001.00-CO**
1809 A Holly Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **MATTHEW MURPHY BRENNAN, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEFAN PIENKOWSKI AND WIFE, BRENDAN HANOVER, AS TENANTS BY THE ENTIRETY (ONE-HALF UNDIVIDED INTEREST), AND MAREK MARIA PIENKOWSKI (ONE-HALF UNDIVIDED INTEREST), EACH ONE-HALF UNDIVIDED INTEREST BEING HELD AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP AS THEY RELATE TO EACH OTHER** 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 Unit No. A on the Plan of Homes at 1809 Holly Street, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Homes at 1809 Holly Street, of record in Instrument No. 20210427-0055616, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Murphy Brennan, a single person by Warranty Deed from New Day Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220614-0067800 Register's Office for Davidson County, Tennessee, dated June 7, 2022 and recorded on June 14, 2022.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Plan of record in Plat Book 547, Page 135, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20210427-0055616, Register's Office for Davidson County, Tennessee.
* Charter of record in Instrument Number 20210427-0055615, in the Register's Office for Davidson County, Tennessee.
* Sewer easements of record in Book 1117, Page 657, Book 1149, Page 672, Book 1260, Page 204 and Book 1733, Page 100, Register's Office of Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1809 A Holly Street, Nashville, TN 37206**.

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 11th day of May, 2023.

x _____
Matthew Murphy Brennan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 2023, before me personally appeared Matthew Murphy Brennan, 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 11th day of May, 2023.

_____
Notary Signature
My commission expires:

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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Stephen Sisco, 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 May 12, 2023 *(date of document)*.

Custodian's Signature — 05/12/2023 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of May, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/12/2025

