Karen Johnson Davidson County
Batch# 1019729 DEEDWARR
06/27/2023 02 19 10 PM 2 pgs
Fees $13 00 Taxes $1,387 50
20230627-0048888

Prepared by
Centennial Title Company, Inc
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #23-1146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Greta Knudson, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer E. Sudjak, single woman**, 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:**

Land in Davidson County, Tennessee, Being Lot No. 82 on the Plan of Stoneridge Townhomes, Phase II, as shown on plat recorded in Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Greta Knudson, an unmarried woman by deed from William John Miller, dated November 19, 2013, of record in Instrument No. 20131120-0119719, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 324 Stonecrest Way, Nashville, TN 37209.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:
Jennifer E. Sudjak
324 Stonecrest Way
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
Same as new owners

TAX MAP-PARCEL #:
114-12-0A-082.00

WITNESS THE EXECUTION HEREOF this 21st day of June, 2023.

Greta Knudson

State of Illinois
County of Mclean

On this 21st day of June, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Greta Knudson and , the bargainor(s), 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.

Venus Whitfield
Notary Public

My Commission Expires: 12-4-2026

VENUS A WHITFIELD
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 4, 2026

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 375,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of June, 2023.

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VI-RMY-23-324