Karen Johnson Davidson County
Batch# 1025655 DEEDWARR
07/12/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230712-0053511

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $380,000.00.

Affiant

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 12th day of July, 2023.

Notary Public
My commission expires: 11/2/24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Beverly Jeanne Travers 405 Catspaw Pl. Antioch, TN 37013	New Owners	183-05-0A 177.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GLADYS T. CZAJKOWSKI, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BEVERLY JEANNE TRAVERS, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of October Woods, Phase 3, Section 6, a Planned Unit Development, of record in Plat Book 9700, Page 915, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Gladys T. Czajkowski ,a/k/a Gladys Teresa Czajkowski,, unmarried, by deed dated 06/28/2006, from Angel M. Carvajal and wife, Laudelina E. Carvajal, of record in Instrument No. 20060707-0081866, Register's Office for said County.

This instrument is executed by Stephen John Fasshauer as Attorney-in-Fact for Gladys T. Czajkowski, which Power of Attorney is recorded in Instrument No. 20230705-0051474, Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 405 Catspaw Pl., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 12 day of July, 2023.

Gladys T Czajkowski by Stephen John Fasshauer Attorney in Fact
Gladys T. Czajkowski
BY: Stephen John Fasshauer as Attorney-in-Fact

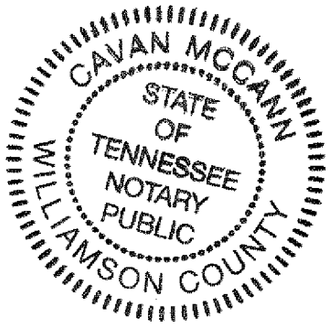
STATE OF TENNESSEE
COUNTY OF Williamson

On this 12 day of July, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Stephen John Fasshauer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gladys T. Czajkowski by Financial POWER OF ATTORNEY dated 09/09/2021, and who acknowledged that he executed the same as the free act and deed of Gladys T. Czajkowski.

Witness my hand and official seal this 12 day of July, 2023.

My commission expires: 9/21/26

Notary Public



Certification of Recorded Documents

I, Julia Wyatt, 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 July 12, 2023.

(AFFIANT) Julia Wyatt

07/12/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 12th day of July, 2023.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY