Karen Johnson Davidson County
Batch# 1027224 DEEDWARR
07/18/2023 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230718-0055122

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1515-LV

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

DaNita Lane
Affiant

Subscribed and sworn to before me, this the 14th day of July, 2023.

Notary Public
My Commission Expires: 3/11/2027

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nissi Solutions Co 801 Meadowlark Lane Goodlettsville, TN 37072	New Owner	026-13-0-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, Barbara Pietrowski, Trustee of the Albert Steven Roslyn By-Pass Trust dated April 6, 2016,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nissi Solutions Co. Inc., a Tennessee Corporation,** 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 following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Echo Meadows of record in Book 2331, Page 64, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Wren Road, said point being the common corners of Lots 41 and 40; thence with the line between said two lots southwestwardly 150 feet to a point; thence southeastwardly 124.5 feet to a point in the westerly margin of Mead Lark Land; thence continuing with the same northwestwardly 175 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet northwestwardly 39.27 feet to a point in the southerly margin of Wren Road; thence continuing with the same Westwardly 125 feet to the point of beginning.

Being the same property conveyed to Barbara Pietrowski, Trustee of the Albert Steven Roslyn By-Pass Trust dated April 6, 2016 by Quit Claim Deed from Barbara Pietrowski, successor Trustee of the Albert S. Roslyn Revocable Trust dated January 26, 2001 of record as Instrument No. 20170626-0063933 in the Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on June 26, 2017.

Being the same property conveyed to Albert S. Roslyn Revocable Living Trust by Warranty Deed from William Rodney Landers of record as Instrument No. 20070409-0041807 in the Register's Office for Davidson County, Tennessee, dated April 5, 2007 and recorded April 9, 2007.

This is improved property located at: **801 Meadowlark Lane, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2023.

GRANTOR:

Albert Steven Roslyn By-Pass Trust dated April 6, 2016

By: _____
Barbara Pietrowski, Trustee

STATE OF VIRGINIA
COUNTY OF ROANOKE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara Pietrowski, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of the Albert Steven Roslyn By-Pass Trust dated April 6, 2016, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of July, 2023.

_____
Notary Public
My Commission expires: 08-31-2026

JEFFERY L SANDIDGE
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7341966

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/19/23 (date of document).

Affiant Signature

7/19/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY