WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027793 DEEDWARR
07/18/2023 12:38:30 PM 2 pgs
Fees: $13.00 Taxes: $2,423.50
20230718-0055204

Y-P-23-3347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10.20.24 (AFFIX SEAL)

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicole Montisano-Moone and Charles Moone	Cross Country Mtg. LLC	
(NAME)	(NAME)	**011-00-0-045.00**
3347 Freeman Hollow Road	2160 Superior Ave.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Cleveland, OH 44114	
(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, **MONIKA ZAKRZACKI, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLE MONTISANO-MOONE AND CHARLES MOONE, WIFE AND HUSBAND,** 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:

Certain real property situate in the 10th, formerly 20th Civil District of Davidson County, Tennessee, Being a part of a tract known as the H. S. Freeman land as shown on the plan of record in Book 332, page 58, Register's Office for Davidson County, Tennessee and being known as Tract 4 on the plan of the Subdivision of said tract of Freeman Heirs and described according to a survey made by John Kohl, Surveyor, dated August 30, 1977 as follows:

Beginning at a point in the center line of Freeman Hollow Road as established by deed to Davidson County of record in Book 2445, page 438, said Register's Office at the common corners of Tract 3 and 4; thence with the line between said Tract 3 and 4, North 22 Degrees 45 Minutes, West, 958 feet to a point; thence North 80 Degrees 30 Minutes, West, 275 feet to a point; thence with the line between Tract 4 and 5 South 23 Degrees 45 Minutes, East 1,061 feet to the center line of Freeman Hollow Road; thence with the center line of Freeman Hollow Road; thence with the center line of said road North 78 Degrees 30 Minutes East, 225 feet to the point of beginning, containing 5.1 acres, more or less.

Being the same property conveyed to KP Capital 4 LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210513-0064992 Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 13, 2021.

Being the same property conveyed to Monika Zakrzacki, single woman by Warranty Deed from KP Capital 4 LLC, a Tennessee limited liability company dated June 21, 2022 and recorded July 1, 2022 in Instrument No. 20220701-0076856, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 58, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3347 Freeman Hollow Road, Goodlettsville, Tennessee 37072**.

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 13th DAY OF JULY, 2023.

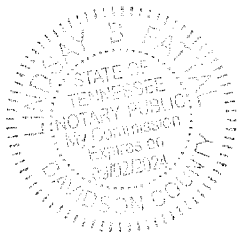
Monika Zakrzacki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONIKA ZAKRZACKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of July, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



True Copy Certification

I, Yvette Meldrum, 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 13, 2023

Signature 7/13/23 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of July, 2023

Notary's Signature

My Commission Expires: 10.20.24

