Karen Johnson Davidson County
Batch# 1040768 DEEDWARR
08/21/2023 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $952.75
20230821-0065009

WARRANTY DEED

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

File #23-TC-4425-C204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
Joseph A. Kolodziej, Amy L. Wooden, Anthony W. Kolodziej, and Savannah L. Kolodziej	New Owner	
(NAME)	(NAME)	**103 08 0A 047.00**
4425 Westlawn Drive, Unit C204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **BARTON DAVIES, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH A. KOLODZIEJ AND AMY L. WOODEN, HUSBAND AND WIFE, ANTHONY W. KOLODZIEJ, AN UNMARRIED MAN, AND SAVANNAH L. KOLODZIEJ, AN UNMARRIED WOMAN** 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 a certain Condominium Unit No. C-204, on the Plan of Westlawn Green, of record in Plat Book 5200, Page 20 through 24, inclusive, as established under Master Deed of record in Book 5238, Page 863 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 Barton Davies, an unmarried man, by Warranty Deed from Nicole Brady, a single woman, of record in Instrument No. 20171127-0120408, in the Register's Office of Davidson County, Tennessee, dated November 22, 2017 and recorded on November 27, 2017.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Plat of Westlawn Green, as recorded in Plat Book 5200, Page(s) 20 through 24, said Register's Office.
* Master Deed establishing Westlawn Green Condominium of record in Book 5238, Page 863, as amended by instrument(s) of record in Book 5266, Page 22, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4425 Westlawn Drive, Unit C204, 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(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 18th day of August, 2023.

Barton Davies

Tess Davies

The said Tess Davies joins herein to convey any and all marital interest Tess Davies may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2023, before me personally appeared BARTON DAVIES and TESS DAVIES, 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 18 day of August, 2023.

Notary Signature
My commission expires: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Shannon R. Richardson, 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 August 18, 2023.

Date

Shannon R Richardson

Affiant Signature

8/21/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of August, 2023.

Wesley Blow

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-25
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)