Karen Johnson Davidson County
Batch# 1043071 DEEDWARR
08/28/2023 08 47 07 AM 2 pgs
Fees $13 00 Taxes $832 50
20230828-0066871

**This instrument prepared by**
Tennessee Nations Title Agency, Inc
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle com

State of TN
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is $ 225,000 00

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of August, 2023

Notary Public

My Commission expires 2/8/24

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

**NAME AND ADDRESS OF PROPERTY OWNER**
Ursula Liska
3020 Casa Drive
Nashville, TN 37214

**SEND TAX BILLS TO**
Ursula Liska
3020 Casa Drive
Nashville, TN 37214

**MAP AND PARCEL NUMBER Tax ID #.** 10803009400

# WARRANTY DEED
## 23NT00812

Effective the 15 Day of August 2023 and for and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Jeffrey W. Johnston and Connie Kondrat, husband and wife**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Ursula Liska, married**

Hereinafter called the GRANTEES, their 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 107-B on the Plan of Zone Lot Division Lots 42-48 and 102-107, Section Five, Patio Villa of record in Plat Book 5200, Page 686, 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 Jeffrey W Johnston and Connie Kondrat, husband and wife from Lauren B Dennison, unmarried, by Warranty Deed dated 08/23/2019 and recorded 08/27/2019 in Instrument No 20190827-0085994, Register's Office of said County

This is an improved property commonly known as 3020 Casa Dr, Nashville, TN 37214-3916

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 We do covenant with 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, expect for those matters appearing of record and real property taxes We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15 day of Aug 2023

**Jeffrey W. Johnston**

State of TN )
County of DAVIDSON

On this 15 day of AUG, 2023, before me personally appeared Jeffrey W Johnston, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM EXPIRES 1/25/26

**Connie Kondrat**

State of TN )
County of DAVIDSON

On this 15 day of AUG, 2023, before me personally appeared Connie Kondrat, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM EXPIRES 1/25/26