STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$410,000.00** (Four Hundred Ten Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of August, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

Karen Johnson Davidson County
Batch# 1045618 DEEDWARR
09/01/2023 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230901-0068915

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Andrzej Pietrzykowski & Nadia Pietrzykowska 1203 Sussex Court Nashville, TN 37207	New Owner	04111007100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HEATHER D. LEWIS AND JERRY RAY LEWIS, III, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANDRZEJ PIETRZYKOWSKI AND NADIA PIETRZYKOWSKA, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, Being Lot No 348 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, Page 115, Register's Office for said County.

Said Lot No. 348 fronts 51.8 feet on the Southerly side of Sussex Court and extends back 316.6 feet on the Easterly line and 290.6 feet on the Westerly line, to a broken line in the rear, measuring 319 feet therein.

Being the same property conveyed to Heather D. Lewis and Jerry Ray Lewis, III, wife and husband, by deed from Alanda Sue Jones, Executrix of The Estate of Ann Reasonover Hoffman, of record in Instrument No. 20230419-0028890, in said Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1203 SUSSEX COURT** **NASHVILLE, TN 37207**

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. 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.

LTSR Number: GTE File: **2023086886**

WITNESS, this 30th day of August, 2023

Heather D. Lewis

Jerry Ray Lewis, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of August, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Heather D. Lewis and Jerry Ray Lewis, III** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of August, 2023.

JOHN CHARLES ROBERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2024

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2023086886

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-30-23.

Affiant Signature

9-1-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY