Karen Johnson Davidson County
Batch# 1047638 DEEDWARR
09/08/2023 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,729.75
20230908-0070565

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2012-LV

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $467,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2023.

Notary Public
My Commission Expires: _____

DAMEWOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kavar K. Abdullah and Hozan Z. Tahir **4212 Bayside Lane** **Nashville, TN 37076**	Pinnacle Bank 150 3rd Ave S. #1000 Nashville, TN 37201	097 08 0 051.00

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, we, **Mark Michael Michanowicz, married, and Denise Michanowicz, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kavar K. Abdullah and Hozan Z. Tahir, wife and husband**, hereinafter called the Grantee(s), his/her/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. 278 on the Plan of Lake Park Subdivision, Section 10, as of record in Book 4955, page 65, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 278 fronts 98 feet on the southerly margin of Bayside Lane and extends back 187.61 feet on the westerly line and 159.39 feet on the easterly line to a line in the rear which measures 150.49 feet thereon.

Being the same property conveyed to Frank M. Michanowicz and wife, Barbara F. Michanowicz by Warranty Deed from Dennis N. Osborne and wife, Paulette S. Osborne of record as Book 6152 Page 37 in the Register's Office for Davidson County, Tennessee, dated October 4, 1983 and recorded October 6, 1983.

Being the same property conveyed to Mark Michael Michanowicz and Denise Michanowicz, as tenants in common, a fifty percent (50.00%) undivided interest by Quit Claim Deed from Frank M. Michanowicz and wife, Barbara F. Michanowicz of record as Instrument No. 20230307-0016236 in the Register's Office for Davidson County, Tennessee, dated March 6, 2023 and recorded on March 7, 2023.

This Instrument executed on behalf of Mark Michael Michanowicz and Denise Michanowicz ("Principals") by Frank Michanowicz pursuant to the Power of Attorney of record in Instrument Number 202309080070563 202309080070564, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

Subject property is not the principal or marital residence of grantor, grantor's spouse, or dependents.

This is improved property located at: **4212 Bayside Lane, Hermitage, TN 37076.**

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 31st day of August, 2023.

GRANTOR:

Mark Michael Michanowicz by Frank Michanowicz, his Attorney-In-Fact
Mark Michael Michanowicz by Frank Michanowicz, his Attorney-In-Fact

Denise Michanowicz by Frank Michanowicz, her Attorney-In-Fact
Denise Michanowicz by Frank Michanowicz, her Attorney-In-Fact,

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank Michanowicz the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Mark Michael Michanowicz and Denise Michanowicz ("Principals"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 31st day of August, 2023.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 31, 2023.

J. Carlton Drumwright

August 31, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 31, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY