Karen Johnson Davidson County
Batch# 1054535 DEEDWARR
09/27/2023 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20230927-0075850

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3787

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of September, 2023

Brooke Hicks
Notary Public

Commission Expires: 5-9-2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel Newman and Alyssa Erny 744 Howse Avenue Madison, TN 37115	Movement Mortgage 8024 Calvin Hall Rd. Indian Land, SC 29707	052-06-0-103

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,

Eric Szalacinski and Jessica Allen, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Newman and Alyssa Erny, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of the RL Alexander tract of 18.84 acres of part of the H. B. Chadwell tract, as of record in book 421, page 61, Register's Office for Davidson County, Tennessee, and according to copies of surveys made by H. Gee, surveyor, dated October 24, 1973, November 18, 1963 and February 20, 1964, as follows:

Beginning at a point in the westerly margin of Howse Avenue, said point being located 1554, more or less, from the center line of Neely's Bend Rd, as measure of said margin; thence with said margin of Howse Avenue, South 9 deg. 16 min. West 110 feet to a point; thence leaving said margin, North 80 deg. 44 min. west 300 feet to a point; thence North 9 deg. 16 min. East 110 feet to a point; thence South 80 deg. 44 min. East, 300 feet to the point of beginning.

BEING the same property conveyed by Warranty Deed from Secretary of Housing and Urban Development of Washington, D.C. to Eric Szalacinski and Jessica Allen, husband and wife, recorded July 9, 2015, as Instrument No. 20150709-0066732 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 744 Howse Avenue, Madison, TN 37115

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 so 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. 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.

Dated this the 22nd day of September, 2023.

Eric Szalacinski

Jessica Allen

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 22nd day of September, 2023, before me personally appeared Eric Szalacinski and Jessica Allen, 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 22nd day of September, 2023.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 September 22, 2023 (date of document).

Affiant Signature

September 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023