Karen Johnson Davidson County
Batch# 1061175 DEEDWARR
10/17/2023 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $3,404.00
20231017-0081401

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-09-617
Parcel ID: 117 05 0 135.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Matthew Hershkowitz and Melinda Hershkowitz 3491 Ruland Place Nashville, TN 37215	Matthew Hershkowitz and Melinda Hershkowitz	Map/Parcel 117 05 0 135.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ana Kuzmi, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Matthew Hershkowitz and Melinda Hershkowitz, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3491 Ruland Place, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13, Block C, on the Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres, of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Ana Kuzmi, unmarried, by Warranty Deed from Marette Beziat Wood and Stephen Shane Wood, wife and husband, of record in Instrument No. 20210301-0025140, in the Register's Office of Davidson County, Tennessee, dated February 25, 2021 and recorded on March 01, 2021.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 9th day of October, 2023. (GJC)

Ana Kuzmi

STATE OF Georgia
COUNTY OF Chatham

On this 9th day of October, 2023, before me personally appeared Ana Kuzmi, 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 9th day of October, 2023.

Gwendolyn Janise Copeland
Notary Signature
My commission expires: May 2, 2025

AFFIDAVIT OF VALUE

STATE OF Georgia)
COUNTY OF Chatham)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 920,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of October, 2023.

Gwendolyn Janise Copeland
Notary Public
My commission expires: May 2, 2025

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Georgia
County of Chatham } ss.

On this the 12th day of October, 2023, before me,
Day *Month* *Year*

Gwendolyn Janise Copeland, the undersigned Notary Public,
Name of Notary Public

personally appeared Ana Kuzmi,
Name(s) of Signer(s)

☐ personally known to me **– OR –**

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

GWENDOLYN JANISE COPELAND
Notary Public - State of Georgia
Bryan County
My Commission Expires May 2, 2025

Place Notary Seal/Stamp Above

Gwendolyn Janise Copeland
Signature of Notary Public

Gwendolyn Janise Copeland
May 2, 2025
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: General Warranty Deed

Document Date: 10/9/2023 Number of Pages: 2

Signer(s) Other Than Named Above: _____

©2020 National Notary Association

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 October 17th, 2023.

Affiant

Date: 10/17/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 17th day of October, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY