WARRANTY DEED

Karen Johnson Davidson County
Batch# 1061183 DEEDWARR
10/17/2023 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20231017-0081411

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 2-09-2027
(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2-09-2027

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-090730

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary Gazenski and Sherri Gazenski		
(NAME) 1535 N. Willow Bend Ct	(NAME) 1535 N Willow Bend Ct	082-15-0A-123-00
(ADDRESS) Clarksville, TN 37043	(ADDRESS) Clarksville TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ZACHARY M. HOWELL AND ALEXIS A. HOWELL, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY GAZENSKI AND SHERRI GAZENSKI, 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 Davidson County, Tennessee, being Unit No. 609 and Parking 203, on the Plan of 5th and Main Condominiums, as established by Master Deed and By-Laws of record in Instrument No. 20060630-0078751; Instrument No. 20070101-0001656; Instrument No. 20070424-0048607; Instrument No. 20080411-0036927; Instrument No. 20080512-0048553; Instrument No. 20081120-0114262; Instrument No. 20110921-0073283; Instrument No. 20111129-0092827; Instrument No. 20120409-0030284; Instrument No. 20120820-0074741; Instrument No. 20121017-0095419; Instrument No. 20130911-0096032; Instrument No. 20140804-0069914 Instrument No. 20161222-0134731, Instrument No. 20200714-0076798, and Instrument No. 20210526-0071635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zachary M. Howell, a single man by Warranty Deed from Wing N.

Chau and Ivy Yick-Oi Chau, husband and wife, dated 11/16/2018, of record in Instrument 20181119-0113554, Register's Office for Davidson County, Tennessee.

Alexis A. Howell joins in this conveyance to transfer any marital interest she may have in the property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2115 Yeaman Place, Unit 609, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hand(s) this the 16th day of October, 2023

Zachary M. Howell

Alexis A. Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Zachary M. Howell and Alexis A. Howell, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of October, 2023.

Notary Public

My Commission Expires: 9-21-27

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **October 16, 2023**.

Date

D Hardwick

Affiant Signature

October 17, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026