Karen Johnson Davidson County
Batch# 1062453 DEEDWARR
10/18/2023 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,600.25
20231018-0081697

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~13th~~ 18th day of October, 2023

Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. DH-23-5357

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Brannon Kerr Galbierz and Thomas Richard Galbierz	New Owner	
(NAME)	(NAME)	095-01-0-062.00
2139 June Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Marcom Wozniak, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Brannon Kerr Galbierz and Thomas Richard Galbierz**, HEREINAFTER CALLED THE GRANTEE, 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. 18 on the map of Donelson Hills Subdivision of record in Book 2331, Pages 22 and 23, Registers office for said county.

Said Lot No. 18 fronts 80 feet on the Southerly side of June Drive and extends back between parallel lines 315.8 feet on the Westerly line and 314.3 feet on the Easterly line to a dead line in the rear. measuring 80 feet thereon.

Being the same property conveyed to Marcom Wozniak, unmarried by Warranty deed from Melva E. Teague, a widow of record in Book 8975, page 679, Register's Office for Davidson County, Tennessee, dated June 07, 1993 and recorded on June 09, 1993.

This is property more commonly known as 2139 June Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 13th day of October, 2023

Marcom Wozniak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 2023, before me personally appeared Marcom Wozniak, 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.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/13/23 (date of document).

Jennifer Russell
Affiant Signature

10/18/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of October 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

