Karen Johnson Davidson County
Batch# 1064223 DEEDWARR
10/24/2023 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20231024-0083239

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Elizabeth A. Ficalora and spouse, Jill L. Sissel, FIRST** PARTY, which expression shall include heirs, assigns and personal representatives, and **Peter Dziak, a single man,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 25, Hidden Acres Subdivision, as shown on plat of record in Plat Book 1130, Page 89, amended in Book 1428, Page 865, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Elizabeth A. Ficalora and Jill L. Sissel by deed dated February 29, 2016 of record in Instrument No. 20160303-0020525, Register's Office of Davidson County, Tennessee.

Map & Parcel: 119-06-0-254

Property Address: 2701 Hartford Drive, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, and any others of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 20th day of **October, 2023**

Elizabeth A. Ficalora

Jill L. Sissel

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Elizabeth A. Ficalora and Jill L. Sissel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of **October, 2023**.

My commission expires:
1/25/2026

Notary Public

MELISSIA DUGGER
NOTARY PUBLIC
TENNESSEE
My Comm Exp. January 25, 2026
COUNTY OF MAURY

STATE OF TENNESSEE – Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$351,000.00.**

Affiant

Subscribed and sworn to before me, this 23 day of **October, 2023**.

My commission expires:
11/06/2024

Notary Public

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

NEW PROPERTY OWNERS:

PETER DZIAK

2701 Hartford Drive

Nashville, TN 37210

PERSON(S) RESPONSIBLE FOR TAXES:

NEW OWNER

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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, 23, 2023.

Affiant Signature

10/23/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 23 day of October, 2023.

Notary Public

Notary's Seal:

