Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1244

Karen Johnson Davidson County
Batch# 1067067 DEEDWARR
11/01/2023 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20231101-0085457

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Christopher Petrucka, a married man, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Shafinaz Paul, an unmarried woman hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit A of 2219 & 2221 Burns Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2219 & 2221 Burns Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160527-0053772, Register's Office for Davidson County, Tennessee, and amended in Instrument No. 20180424-0038593, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to units, property, co-owners and tenants of 2219 and 2221 Burns Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160527-0053772, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Christopher Petrucka, an unmarried man by deed from Nashville Building Group, LLC, a Tennessee limited liability company, dated May 11, 2018 record in Instrument No. 20180514-0045892, Register's Office for Davidson County, Tennessee. Christopher Petrucka is now married to Leah Petrucka who joins in this conveyance to coney any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2219 Burns Street, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Shafinaz Paul 2219 Burns Street Nashville, TN 37216	New Owner	072-11-3D-001.00

WITNESS THE EXECUTION HEREOF this 25th day of October, 2023.

Christopher Petrucka

Leah Petrucka

State of Tennessee)
County of Davidson)

On this 25th day of October, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher Petrucka and Leah Petrucka, the bargainor(s), to me known (or ~~proved~~ to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 515,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of October, 2023.

Notary Public

My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/25/23.

Affiant Signature – Joshua A. Terry

10/27/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/27/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27