Karen Johnson Davidson County
Batch# 1071065 DEEDWARR
11/13/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,492.95
20231113-0088375

WARRANTY DEED

ELIZABETH LEVSEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 11-27-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BS-CRE-23-2204

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jannette McGahey	SWBC Mortgage Corp.	
(NAME)	(NAME)	
2204 Riverway Drive	9311 San Pedro #100	**053-06-0B-024.00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUDD JOHN KOZIKOWSKI, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JANNETTE MCGAHEY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 235 on the Plan of Phase 2, Waterford, R10 Residential P.U.D. of record in Plat Book 7900, Page (s) 412 and 413, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Judd John Kozikowski, a single man by Warranty deed from James T. Pittman and Valerie J. Pittman, husband and wife of record in Instrument No. 20190904-0088900 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 04, 2019.

This conveyance is subject to:
- Taxes for the year 2023, which are due and payable October 1, 2023, but not delinquent until March 1, 2024, RE: 053-06-0B-024.00-CO
- Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 412 and 413, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Boundary Plat of record in Plat Book 6900, Page 540, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7463, Page 294; as amended in Book 8694, Page 216; Book 8699, Page 462; Book 9432, Page 988; and Book 9530, Page 185, Register's Office for Davidson County, Tennessee,
- By-Laws of Waterford Homeowner's Association, Inc. of record in Book 8715, Page 583, as amended in Instrument Number 20090309-0020515, in the Register's Office for Davidson County, Tennessee.
- Charter of Waterford Homeowner's Association, Inc. of record in Book 8711, Page 701, in the Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Waterford Homeowner's Association, Inc. of record in Book 8715, Page 590, in the Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of record in Book 2025, Page 225, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 1717, Page 30, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20190904-0088900 in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2204 Riverway Drive, Old Hickory, Tennessee 37138**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th DAY OF OCTOBER, 2023.

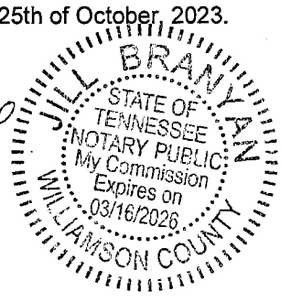
Judd John Kozikowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDD JOHN KOZIKOWSKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of October, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 25, 2023.

Affiant Signature

Date: October 25, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this October 25, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

