Karen Johnson Davidson County
Batch# 1071735 DEEDWARR
11/14/2023 12:59:31 PM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20231114-0088747

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37909-10-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me this 13th day of November, 2023. Notary Public My Commission Expires:

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Jasek 2734 Lakeland Drive Nashville, TN 37214	New Owner	Map and Parcel No.: 096 09 0D 009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Gary Kmieciak and wife Mari Kmieciak, and Nicole Kmieciak, a married woman (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Benjamin Jasek, a single man, ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2734 Lakeland Drive, Nashville, Davidson County, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Jordan Lawson, spouse of Nicole Kmieciak, joins in the execution of this instrument for the purpose of conveying all of his interest in the subject property, marital or otherwise, to Grantee.

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the 30th day of October, 2023.

GRANTORS:

Mari Kmieciak

Nicole Kmieciak

Jordan Lawson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mari Kmieciak, Nicole Kmieciak, and Jordan Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 8, 2025

IN WITNESS WHEREOF, Grantor has executed this instrument made effective as of the 8th day of November, 2023.

GRANTORS [Continued]:

Gary R. Kmieciak

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary R. Kmieciak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2023.

Notary Public
My Commission Expires: 8/26/2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of Lakeland Pointe, a Horizontal Property Regime with Private Elements as set forth in Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Lakeland Pointe of record in Instrument 20160607-0057085, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary R. Kmieciak and wife, Mari Kmieciak and Nicole Kmieciak, unmarried, by Warranty Deed from Frank Batson Homes, Inc., of record in Instrument No. 20170627-0064675, in the Register's Office of Davidson County, Tennessee, dated June 23, 2017 and recorded on June 27, 2017. The said Nicole Kmieciak having since married Jordan Lawson.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Addition to Martinwood Heights, as recorded in Instrument No. 20140715-0062527.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160607-0057085.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151211-0124987.
5. Easement for Temporary Slope, recorded in Book 4282, Page 26.
6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5148, Page 158.
7. Easement for Public Street Right-of-Way, recorded in Instrument No. 20160322-0027225.
8. Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20160323-0027352.
9. Easement recorded in Book 1174, Page 366.