WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.21.2024

(AFFIX SEAL)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

File No.: RES-23-3315

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Wozniak and Chloe Wozniak		092 13 0 175.00
(NAME) 3315 Park Ave Nashville, TN 37209	(NAME) NEW OWNER	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **WILLIAM E. BOWERS, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHLOE WOZNIAK AND JASON WOZNIAK, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that certaintract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Charlotte Park 2nd Addition to Nashville, of record in Plat Book 57, Page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William E. Bowers, an unmarried man, from Martha F. Wilson and husband, Hal Wilson, by Warranty Deed dated January 18, 2008, recorded January 25, 2008 in Instrument No. 20080125-0008250, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3315 Park Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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.

Karen Johnson Davidson County
Batch# 1073838 DEEDWARR
11/20/2023 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20231120-0090340

202311200090340

Witness my/our hand(s) this 17th day of November, 2023.

William E. Bowers

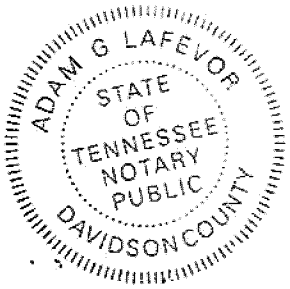
William E. Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 2023, before me personally appeared William E. Bowers, 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.

Witness my hand, at office, this 17th day of November, 2023.

Notary Signature
My commission expires: 3/6/24



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, Jennifer Harris, 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 11.17.2023 (date of document).

Affiant Signature

11.17.2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

NOTARY'S SEAL

