THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231146296

Karen Johnson
Batch # 1080003
12/08/2023 10:05:24 AM
Fees: $13.00 Taxes: $962.00
Davidson County
DEEDWARR
2 pgs
20231208-0094856

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $260,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2023.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
L.T. Hayes Jr. and Diane L. Hayes 916 Robertson Academy Road Nashville, TN 37220	New Owner	Tax Parcel ID No. 096 13 0 143.00

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, **Holly Urbanowicz and Jan Urbanowicz, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **L.T. Hayes Jr. and Diane L. Hayes, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Malvin Heights, as of record in Book 2330, Page 83, Register's Office for said County.

Said Lot No. 24 fronts 74 feet on the Easterly side of Shauna Drive and runs back 178.6 feet on the Northerly line and 176.2 feet on the Southerly line to a broken line in the rear on which it measures 75.8 feet.

Being the same property conveyed to Holly Urbanowicz and Jan Urbanowicz, wife and husband, by Warranty Deed from David Ernest Warren and Kimberly Jo Warren, husband and wife, of record in Instrument No. 20220302-0023736, in the Register's Office of Davidson County, Tennessee, dated February 16, 2022 and recorded on March 02, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Malvin Heights, as recorded in Plat Book 2330, Page(s) 83.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2538, Page 156.

Easement for Sanitary Sewers And/Or Storm Drainage, recorded in Book 5580, Page 16.

This is improved property located at 915 Shauna Drive Nashville TN 37214

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2023.

Holly Urbanowicz

Jan Urbanowicz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly Urbanowicz and Jan Urbanowicz, 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 5th day of December, 2023.

Notary Public
My Commission Expires: _____

