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

Record and Return To:
Chesterman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

39-B
File #23-1275

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 **Timothy Dzialo, unmarried man and Marney Pollack, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Matelic, unmarried, and Thomas Matelic and Cynthia Matelic, husband and wife, as joint tenants with right of survivorship,** 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 No. B-9 , on the Horizontal Property Regime for Fairmont Court Condominiums, as recorded in the Master Deed of record in Book 6686, page 708, amended in Book 6712, page 125, Book 6774, page 221, Book 6823, page 962 and in Book 6893, page 62 and as shown on plat of record in Plat Book 6250, page 825 and amended in Plat Book 6900, page 98, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to TIMOTHY DZIALO AND MARNEY POLLACK, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by deed from ZOE YUE, unmarried, of record in Instrument No. 20190927-0098239, dated September 26, 2019, Register's Office for Davidson County, Tennessee.

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: 217 Fairmont Court, Nashville, TN 37203.

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:
Elizabeth R. Matelic
3111 Long Blvd, Apt 119
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT
Elizabeth R. Matelic
217 Fairmont Ct
Nashville, TN 37203

TAX MAP-PARCEL #:
104-06-0M-017.00

Karen Johnson
Batch # 1085623
12/27/2023 10:07:13 AM
Fees: $13.00 Taxes: $1,720.50

Davidson County
DEEDWARR
2 pgs

20231227-0099225

WITNESS THE EXECUTION HEREOF this 15th day of December, 2023.

Timothy Dzialo

Marney Pollack

State of CONNECTICUT
County of Hartford

On this 15th day of December, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy Dzialo and Marney Pollack, 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: 10.31.26

SABRINA SEHL
Notary Public
Connecticut
My Commission Expires Oct 31, 2026

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 465,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of December, 2023.

Notary Public

My Commission Expires: _____

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025