NEW OWNER:
Cash4home, LLC
330 Gleaves Lane
Nolensville, TN 37135

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
164-08-0B-107.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-445

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1093247 DEEDWARR
01/24/2024 10:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,039.70
20240124-0004623

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED EIGHTY ONE THOUSAND AND 00/100 DOLLARS ($281,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Janusz P. Kubica, married** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Cash4home, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Final Plat, Section Three, Lakewalk of record in Plat at Instrument No. 20060124-0009100, 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 Janusz P. Kubica, married by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20090922-0088069 Register's Office for Davidson County, Tennessee, dated September 17, 2009 and recorded on September 22, 2009.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18th day of January, 2024.

JANUSZ P. KUBICA

Janusz P. Kubica

By: _____

Eric Parl, Attorney-in-Fact
Pursuant to Power of Attorney of Record in Instrument Number _____202401240004622_, Register's Office of Davidson County, Tennessee.

_____

Angelika S. Parl

K.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ERIC PARL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **JANUSZ P. KUBICA**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of January, 2024.

_____
NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Angelika S. Parl**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

K.

WITNESS my hand and official seal at office this 18th day of January, 2024.

_____
NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **281,000.00.**

Christ Malone-Smith

AFFIANT

Sworn to and subscribed to before me this 18th day of January, 2024.

Sophie R. Markos

NOTARY PUBLIC

My commission expires: 12/19/26

SOPHIE RHEA MARKOS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 18, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY