Karen Johnson Davidson County
Batch# 1108365 DEEDWARR
03/07/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20240307-0015771

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $347,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2024.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul Avery Jankowski	**Legacy Home Loan dba Steadfast Mortgage**	**094-12-0A-401.00CO**
1540 Lebanon Pike, Unit 401	**1036 Stearman Dr., Ste. 6**	
Nashville, TN 37210	**White House, TN 37188**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Maik Lowe, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Avery Jankowski, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to- wit being Unit No. 401 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, and Declaration recorded in Instrument No's. 20211215-0165600 and 20211215-0165601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being the same property conveyed to Maik Lowe, married, by Special Warranty Deed from Ontario Partners, Inc., a Tennessee corporation, of record in Instrument No. 20220909-0101183, dated September 8, 2022, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. Restrictive covenants contained in an instrument of record in Master DCCR for The Ontario in Instrument No. 20211215-0165599, DCCR for The Flats at Ontario in Instrument No. 20211215-01655601 and DCCR for the Townhomes at Ontario in Instrument No. 20211215-0165600, Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7468, Page 623, Book 7468, Page 626 and Book 7610, Page 630, in the Register's Office for Davidson County, Tennessee. All matters of record in Instrument No. 20141124-0108053, in the Register's Office for Davidson County, Tennessee. Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20160309-0022452 and Instrument No. 20200923-0108889, in the Register's Office for Davidson County, Tennessee. Right of Way for Highway Purposes of record in Book 5245, Page 247, in the Register's Office for Davidson County, Tennessee. Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20211109-0149231, in the Register's Office for Davidson County, Tennessee. Letter of Responsibility for Shared Water and Sewer Systems of record in Instrument No. 20210608-0076795, in the Register's Office for Davidson County, Tennessee. Dedication of Easement

and/or Public Street Right of Way of record in Instrument No. 20210412-0048014, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.

c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1540 Lebanon Pike, Unit 401, Nashville, TN 37210.

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 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 GRANTEES, 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.

Witness my/our hand(s) this 6th day of March, 2024.

Maik Lowe

* Colleen S. Lowe

* Colleen S. Lowe, spouse to Maik Lowe, joins in this conveyance to convey any marital interests she may have by law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Maik Lowe and Colleen S. Lowe, husband and wife,** with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2024.

Notary Signature

My commission expires: 4/14/25



File #: 24-39
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, **Tonya Cherry,** 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 this the 6 day of March, 2024.

Affiant Signature
Date 3-6-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024