WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Kyle Kizewski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2024.

Lindsay B. Fattal
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

JM-RF-24-1412

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle Kizewski	**Bay Equity LLC**	
(NAME)	(NAME)	**161-06-0A-131.00-CO**
1412 Beech Grove Way	**2300 Clayton Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Concord, CA 94520**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ZACHRY C. ADAMS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE KIZEWSKI, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 131, as shown on the plan of Oakhill Townhomes, Phase 3, a Horizontal Property Regime, filed as Exhibit A-1 to and established by the Declaration of record in Instrument Number 20070614-0071397 and Supplemental Declaration in Instrument No. 20080325-0030014 and amended in Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Zachry C. Adams, single man by Warranty Deed from Lisa C. Hollis, a married woman of record in Instrument No. 20170705-0067172 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 05, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record as Instrument Number 20080605-0058042, Register's Office of Davidson County, Tennessee.
- Plan of record as Instrument Number 20070705-0080241, Register's Office of Davidson County, Tennessee.
- Plan of record in Plat Book 4460, Page 76 & 77, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, as supplemented in Instrument No. 20080325-0030014 and in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee.
- Common Area Conveyance to Oakhill Townhomes HOA of record in Instrument Number 20080908-0092190, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070404-0040188 and Instrument No. 20070205-0014422, in the Register's Office for Davidson County, Tennessee.
- Roadway Easement of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1412 Beech Grove Way, Nashville, Tennessee 37211**.

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(S), 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
Batch # 1112992
03/20/2024 10:50:59 AM
Fees: $13.00 Taxes: $1,369.00

Davidson County
DEEDWARR
2 pgs

Warranty Deed

20240320-0019207

Witness my/our hand(s) this the 15th DAY OF MARCH, 2024.

Zachry C. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHRY C. ADAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212