Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-24-854

Karen Johnson Davidson County
Batch # 1115428 DEEDWARR
03/27/2024 10:34:36 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20240327-0021259

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of March, 2024

Notary Public

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly DeFreece David F. Ward 914 Rexdale Drive Nashville, TN 37217	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	107-09-0-104.00

WARRANTY DEED

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, I/WE,

Caitlin Luszczek, a married woman, as her sole and separate property

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David F. Ward and Kimberly DeFreece, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Patricia Heights, Section 1 of record in Plat Book 2331, Page(s) 130 and 131, 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 Melody R. Capshaw, unmarried by Warranty Deed from Allan R. Thomas, unmarried of record in Book 8745, page 920, Register's Office for Davidson County, Tennessee, dated September 30, 1992 and recorded on October 02, 1992. Affidavit of Heirships recorded on March 17, 2023 in Instrument Nos. 20230317-0019503 and 20230317-0019504.

Being the same property conveyed to Music City Financial LLC, a Texas limited liability company by Warranty Deed from Vernon David Capshaw, personal representative of the Estate of Melody R. Capshaw and Claudine Capshaw, a widow of record in Instrument No. 20230317-0019502,

Register's Office for Davidson County, Tennessee, dated March 10, 2023 and recorded on March 17, 2023.

Being the same property conveyed to Caitlin Luszczek, a married woman as her sole and separate property by Warranty Deed from Music City Financial LLC, a Texas limited liability company of record in Instrument No. 20230317-0019564, Register's Office for Davidson County, Tennessee, dated March 15, 2023 and recorded on March 17, 2023.

SUBJECT PROPERTY WAS INVESTMENT PROPERTY AND NEVER THE PRIMARY RESIDENCE OF THE GRANTOR

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 914 Rexdale Drive, Nashville, TN 37217

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 26th day of March, 2024.

Caitlin Luszczek

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

On this 26th day of March, 2024, before me personally appeared Caitlin Luszczek and Michal Luszczek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of March, 2024.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON