Karen Johnson Davidson County
Batch# 1124768 DEEDWARR
04/19/2024 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,413.25
20240419-0027986

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$922,500.00**.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2024.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
George Wozniak **Danielle Wozniak**	Liberty Federal Credit Union	**Map 171-12-0-A Parcel 028.00co**
5564 Saddlewood Lane	**1200 Forest Bridge Rd**	
Brentwood, TN 37027	**Louisville, KY 40223**	

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

Sam B. Curry, married

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

George W Wozniak and Danielle D Wozniak, 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. 28 on the Plan of Section One, Addition to Brelan Park at Saddlewood, a Planned Unit Development, as of record in Book 7900, Pages 788 and 789, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sam B. Curry, married, by Quitclaim Deed dated March 25, 2024, from Steven L. Curry and wife, Mary B. Curry, of record in Instrument No. 20240326-0020694, Register's Office for Davidson County, Tennessee.

24 month chain: Previously conveyed to Steven L. Curry and wife, Mary B. Curry and Sam B. Curry, unmarried, by Warranty Deed dated May 31, 2013, from Mridul Bajpai and wife, Smita Bajpai, of record to Instrument No. 20130604-0056251, Register's Office for Davidson County, Tennessee.

Savannah Vaughn Curry, spouse of the above named Sam B. Curry, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 7900, Pages 788 & 789, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Brelan Park at Saddlewood, of record in Book 8891, Page 850, Book, 9462, Page 398, and in Book 9480, Page 387, amended in Instrument No. 20180608-0055204, Register's Office for Davidson County, Tennessee. 3) By-Laws of Homeowners' Association, Inc., of record in Book 8891, Page 869, Register's Office for Davidson County, Tennessee. 4) Charter of Brelan Park at Saddlewood Homeowners Association, Inc., of record in Book 9462, Page 547, Register's Office for Davidson County, Tennessee. 5) Deed of Conveyance of Open Space to said HOA of record in Book 10370, Page 281, Register's Office for Davidson County, Tennessee. 6) Stormwater Detention Agreement of record in Book 9401, Page 832, and Book 9401, 827, Register's Office for Davidson County, Tennessee. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **5564 Saddlewood Lane, Brentwood, TN 37027**

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 **18th** day of **April, 2024.**

Sam B. Curry

Savannah Vaughn Curry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sam B. Curry and Savannah Vaughn Curry,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **April, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 **April 18, 2024**.

Date

Affiant Signature

April 18, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025