Karen Johnson
Batch # 1141470
06/03/2024 09:44:40 AM
Fees: $13.00 Taxes: $3,218.63
20240603-0040867
Davidson County
DEEDWARR
2 pgs

JODI ... SON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $869,900.00

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 31st day of May, 2024.

Notary Public
My commission expires:
10-4-2027

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Brent Tymensky **Susan Tymensky**	Pinnacle Bank	**126140A13000CO**
1713 Alayna Ct	150 3rd Ave S, Ste 1000	
Nashville, TN 37221	Nashville, TN 37201	

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 ACKNOWLEDGE, WE,

Nicholi Wozniak and Anne Wozniak, husband and wife

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

Brent Tymensky and Susan Tymensky, 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. 130, Final Plat of Travis Trace Subdivision, Phase 4, of record in Instrument No. 20190710-0067020, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Nicholi Wozniak and Anne Wozniak, husband and wife, by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, dated February 11, 2020, of record in Instrument No. 20200212-0015969, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Detention pond easement agreement of record in Instrument Number 20130614-0061084, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of a Public Utilities Easement of record in Instrument No. 20150811-0080294, said Register's Office.

Stormwater detention agreement of record in Instrument Number 20070423-0047722, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, Instrument Number 20071109-0132431, corrected by Instrument Number 20071210-0142184, said Register's Office.

Public utility easement of record in Instrument Number 20071115-0133969, Register's Office for Davidson County, Tennessee.

Temporary construction easements of record in Instrument Number 20070523-0061457, Instrument Number 20070523-0061458, Instrument Number 20070523-0061459, Instrument Number 20070523-0061460, and Instrument Number 20070523-0061461, said Register's Office.

Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061074, Instrument Number 20130614-0061075, Instrument Number 20130614-0061076, and Instrument Number 20130614-0061077, said Register's Office.

Agreement for dedication of public utility and drainage easement and/or public street right of way and temporary construction easement agreement of record in Instrument Number 20130614-0061073, said Register's Office.

Temporary construction easement agreement of record in Instrument Number 20130614-0061078, Instrument Number 20130614-0061082, Instrument Number 20130614-0061085, and Instrument Number 20130614-0061087, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1713 Alayna Ct, Nashville, TN 37221.

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 do 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 in 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.

Nicholi Wozniak Date: 5/31/24

Anne Wozniak Date: 5/31/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nicholi Wozniak and Anne Wozniak, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON — MY COMM. EXPIRES JULY 7, 2025 — MARK B. LEEDOM