**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

Karen Johnson
Batch # 1143968
06/06/2024 10:57:52 AM
Fees: $13.00 Taxes: $3,108.00

Davidson County
DEEDWARR
2 pgs

**CRT File No. 24054768**

20240606-0042437

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $840,000.00.

Gracey Perry
Affiant

and sworn to before me, this 4th day of June,

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 10/4/27

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jeffrey Bak and Jacob Laskowski<br>1200 6th Street North<br>Nashville TN 37207 | New Owner | Tax Parcel ID No.<br>071-16-0-210.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Henry Brewer and Kelsey Brewer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey Bak, a single person, and Jacob Laskowski, a single person, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 119 & 120, as shown on the map entitled Oakwood Park, of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JONATHAN HENRY BREWER AND KELSEY BREWER, HUSBAND AND WIFE, by deed from EDWARD B. KEANE AND JONI L. KEANE, HUSBAND AND WIFE, of record in Instrument No. 20221220-0131321, dated December 19, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 071-16-0-210.00.

Matters shown on the Plan of record in Plat Book 421, page 12, said Register's Office.

This is improved property located at 1200 6th Street North Nashville TN 37207

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4th day of June, 2024.

Jonathan Henry Brewer

Kelsey Brewer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Henry Brewer and Kelsey Brewer, 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, at office, this 4th day of June, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____