Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1131

Karen Johnson Davidson County
Batch# 1144293 DEEDWARR
06/06/2024 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20240606-0042503

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew James Kowalski, single man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **unto Edward Lorin Jones and Martha Goodemote Hunter, a husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of McNish's of the J. W. McFerrin 6 and 1/2 Acre Tract in East Nashville, of record in Plat Book 57, Page 129, 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 Andrew James Kowalski, single man by Warranty Deed from The Benton Group, LLC of record in Instrument No. 20210317-0035514 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 17, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 707 Myrtle Street, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Edward Lorin Jones **Martha Goodemote Hunter** **707 Myrtle Street** **Nashville, TN 37206**	New Owner	**082-08-0-202.00**

WITNESS THE EXECUTION HEREOF this 6th day of June, 2024.

Andrew James Kowalski

Andrew James Kowalski

State of Tennessee)
County of Davidson)

On this 6th day of June, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew James Kowalski, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 386,000.00.**

Affiant

Sworn and subscribed before me on this the 6th day of June, 2024.

Notary Public

My Commission Expires: 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 **June 6, 2024**.

Date

Affiant Signature

June 6, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY