Karen Johnson Davidson County
Batch# 1148178 DEEDWARR
06/17/2024 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $5,772.00
20240617-0045377

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,560,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of June, 2024.

(Affix Seal) Notary Public

My Commission Expires:

CASSIE ANNE STARLING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03/19/2025

2024-04-1700

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Donna L. Green 838 Kirkwood Avenue Nashville, TN 37204	OWNER	Map/Parcel 118-02-3Q-001.00-CO

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, **Michael Pierzchalski and wife, Karey Pierzchalski,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Donna L. Green, an unmarried person**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 838 Kirkwood Avenue Residences of record as Instrument No. 20171113-0116314 and being shown on Plat attached thereto as Exhibit "C", 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 Michael Pierzchalski and wife, Karey Pierzchalski by Warranty Deed from JGLAC, GP, A Tennessee General Partnership of record in Instrument No. 20181030-0107502 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on October 30, 2018.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 838 Kirkwood Avenue, Nashville, TN 37204.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 12 day June, 2024.

Michael Pierzchalski

Karey Pierzchalski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of June, 2024, before me personally appeared Michael Pierzchalski and Karey Pierzchalski, 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 14th day of June, 2024.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/17/24.

Date

Affiant Signature

6/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 2024

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03.19.2025