PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch # 1158475 DEEDWARR
07/16/2024 10:30:43 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20240716-0053320

# WARRANTY DEED

| | |
|---|---|
| THIS INSTRUMENT WAS PREPARED BY<br><br>Fidelity Residential Solutions<br>6640 Shady Oak Road<br>Suite 400<br>Eden Prairie, MN 55344<br>892074 ABBE240046<br>Jason Benzinger | STATE OF TENNESSEE<br>COUNTY OF **DAVIDSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $ **715,000.00**<br><br>Affiant<br>Subscribed and sworn to before me, this the 15 day of July, 2024.<br><br>Notary Public<br><br>My commission expires: Nov 8 2027<br>(AFFIX Seal) |

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| | |
|---|---|
| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
| NAME: **William Szafranski and Stephanie Irwin Szafranski** | NAME: **New Owner** |
| STREET ADDRESS: **6323B Columbia Ave Nashville, TN 37209** | STREET ADDRESS: |
| MAP & PARCEL NO.: **091-13-1S-002-00-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, Adam D. Litowsky and Courtney Litowsky, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

**William Szafranski and Stephanie Irwin Szafranski, husband and wife**

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 6323 B Columbia Ave, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 3rd day of May, 2024.

x Adam D. Litowsky
Adam D. Litowsky

x Courtney Litowsky
Courtney Litowsky

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Adam D. Litowsky, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 3rd day of May, 2024.

IN WITNESS WHEREOF, I ~~hereunder~~ set my hand and official seal.

DAVID STEBBINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 5-3-27

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Courtney Litowsky, married (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 3rd day of May, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

DAVID STEBBINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 5-3-27

FRS File No.: 892074 Customer File No.: ABBE240046 Adam D. Litowsky

# EXHIBIT A

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Residences at 6323 Columbia of record as Instrument No. 20201215-0148009 and being shown on Plat attached thereto as Exhibit "B", 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 Adam D. Litowsky and Courtney Litowsky, husband and wife by Warranty Deed from Dale Gerard Thompson, married of record in Instrument No. 20210923-0128180 Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 23, 2021.