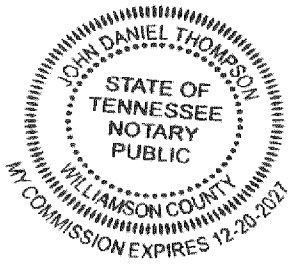
Karen Johnson Davidson County
Batch# 1163466 DEEDWARR
07/29/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240729-0057126



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Michelle W Kendall
Affiant

Subscribed and sworn to before me, this 29th day of July, 2024.

Daniel Thompson
Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Wolfe and Kathy Wolfe	James Wolfe and Kathy Wolfe	160-15-0D-044.00-CO
305 Seven Springs Way #204	305 Seven Springs Way #204	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Peter Kozakiewicz and Mary Beth Kozakiewicz, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James Wolfe and Kathy Wolfe, husband and wife

(hereinafter called the "Grantee"), his 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 Unit No. 44, on the plan of St. Martin Square at Seven Springs Condominiums, Phase II, filed as Exhibit "E-2" to and established by the Master Deed of record in Instrument No. 20060310-0028319, as supplemented and amended by Instrument No. 20061109-0139692, Instrument No. 20080730-0077840, and Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Peter Kozakiewicz and Mary Beth Kozakiewicz, husband and wife by Warranty Deed from John P. Trainer, Jr and Donna R. Trainer, husband and wife of record in Instrument No. 20211020-0140749 Register's Office for Davidson County, Tennessee, dated October 19, 2021 and recorded on October 20, 2021.

This is improved property known as **305 Seven Springs Way #204, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of July, 2024.

Peter Kozakiewicz

Mary Beth Kozakiewicz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Peter Kozakiewicz and Mary Beth Kozakiewicz, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of July, 2024.

Notary Public
My Commission Expires: 9/14/25

Lenders Title Company File No. 24-001488-524

MICHELLE W. LOCKE * NOTARY PUBLIC * STATE OF TENNESSEE * WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 07/29/2024 (date of document).

Karla I Kard
Affiant Signature

07/29/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of July, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

