Karen Johnson Davidson County
Batch# 1168778 DEEDWARR
08/13/2024 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,667.70
20240813-0061585

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $721,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2024 Notary Public
File No. AT-24-6655	MY COMMISSION EXPIRES: 7/4/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Karl Hach, Sr and Sally Clark Hach	NEW OWNERS	
(NAME) 502 Brighton Place	(NAME) 502 BRIGHTON PLACE	104-13-0E-002.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) NASHVILLE TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jeanne M. Naglewski, widow**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe Karl Hach Sr. and wife, Sally Clark Hach**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain condominium apartment in Davidson County, Tennessee, being Unit No. 502, on the Plan of Brighton Place Condominium, as shown as Exhibit "B" to the Master Deed, of record in Plat Book 6569, Page 529, 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 Kenneth E. Naglewski and spouse, Jeanne M. Naglewski by Warranty deed from Gregory K. McCullough, married of record in Book 11633, page 878, Register's Office for Davidson County, Tennessee, dated August 24, 1999 and recorded on August 25, 1999. Kenneth E. Naglewski subsequently died December 2, 2021, thereby vesting title into Jeanne M. Naglewski as surviving tenant by the entirety.

This is property more commonly known as 502 Brighton Place, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

expressly agrees to indemnify and hold harmless the Settlement Agents and Underwriter from any and all loss arising from any inaccuracies contained herein, including, without limitation, all costs, expenses, damages, awards, attorney fees, court costs, and filing fees.

10. **Miscellaneous.** This Agreement shall be construed under the laws of the State of Tennessee. If the Settlement Agents and Underwriter, or any of them, files a lawsuit or commences any action to enforce this Agreement, the prevailing party shall be entitled to all costs, expenses, and fees, including without limitation, court costs and attorney fees. Venue for enforcement of this Agreement shall be in the courts located in the county in which the Real Property is located, and Seller irrevocably submits to jurisdiction and venue in those courts. This Agreement is severable; therefore, in the event any provision of this Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Agreement that can be given effect without the conflicting provision. This Agreement shall survive closing and shall not merge. Captions are for convenience only, and shall not be considered in the construction of this Agreement. This document may be signed in counterparts.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this5th day of August, 2024.

Jeanne Naglewski by M Nosari, Attorney in fact

Jeanne M. Naglewski by Michele Nosari, Attorney-In-Fact

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Summit

Sworn to and subscribed before me this 5th day of August, 2024.

Staci Quintanilla

Notary Signature
My commission expires: 6-8-2026

STACI QUINTANILLA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184024124
MY COMMISSION EXPIRES JUN 8, 2026

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Michele Nosari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Jeanne M. Naglewski, and that this instrument was executed on behalf of the said Jeanne M. Naglewski for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20240712-0052463, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **August 5, 2024**.

Date

Affiant Signature

August 12, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **12** day of **August**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)