

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2024

Notary Public

My Commission Expires: 4-18-26

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1175769 DEEDWARR
08/30/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20240830-0066753

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Brittany Fusco	NEW OWNER	136-03-0B-007.00 CO
3880 Priest Lake Drive, Apt. #52		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Michael A. Golembiewski, a single man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany Fusco, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse Unit No. 52, Building No. 22, and the garage therewith in a Horizontal Property Regime located on the Plan of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131 and Book 4675, page 145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description.

BEING the same property conveyed to Michael A. Golembiewski, a single man, by Warranty Deed from Clayton Thornton and Lyndsey Nicole Thornton, husband and wife, dated 11/8/2019 and recorded 11/12/2019 in Instrument No. 20191112-0116438, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to all matters shown on Plat of record in Book 4675, page 131 and Book 4675, page 145; Charter in Book 4944, page 115; all matters contained in Master Deed & By-Laws of record in Book 4651, page 412, as amended in Book 4943, page 692, Book 4979, page 939 and Book 5189, page 671; Amended By-Laws of record in Book 5083, page 417, as further amended and restated in Book 8115, page 838, Book 9089, page 765 and Instrument No. 20050817-0097909; and Amended Rules & Regulations of record in Book 7679, page 173, as further amended and restated in Book 8115, page 849, Book 9089, page 757, Book 9507, page 606, Book 9927, page 75, Instrument No. 20011025-0116633, Instrument No. 20050621-0071262, Instrument No. 20060228-0022872, Instrument No. 20060228-0022873, Instrument No. 20150709-0066742 and Instrument No. 20161205-0127268, all of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3880 Priest Lake Drive, Apt. #52, Nashville, TN 37217

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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.

Witness my/our hand(s) this 28th day of August, 2024

Michael A. Golembiewski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2024, before me personally appeared Michael A. Golembiewski, 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 28th day of August, 2024.

Jacqueline G Brown
Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8-28-24.

Affiant Signature – Joshua A. Terry

8-29-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8-29-24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27