WARRANTY DEED

Karen Johnson Davidson County
Batch# 1188540 DEEDWARR
10/02/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20241002-0076242

File #24-PA-8121-P

(SEAL)

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October 2024.

Notary Public
MY COMMISSION EXPIRES: 07-06-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Henna Konnakkattil	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	
113 Tudor Court	**262 Robert Rose Drive, Suite 200**	**181-02-0A-231-00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JASON SZYCHOWSKI, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HENNA KONNAKKATTIL, UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. O-2, of LENOX CREEKSIDE, PHASE 6, as set forth in the Amendment of First Supplement to the Master Deed Establishing LENOX CREEKSIDE, PHASE II, a condominium form of Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Jason Szychowski, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20121220-0117524, in the Register's Office of Davidson County, Tennessee, dated December 18, 2012 and recorded on December 20, 2012. The said Jason Szychowski having since married Jessica Borrenpohl who joins in the execution of this deed to convey any and all marital interest she may have in said property.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, SUGAR VALLEY, as recorded in Plat Book 9700, Page 374.
* Master Deed establishing LENOX CREEKSIDE, PHASE I of record in Instrument No. 20060306-0025686, as amended in Instrument No. 20060606-0066938, as supplemented in Instrument No. 20070801-0091466 and Amendment to First Supplement of record in Instrument No. 20080808-0081967.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11338, Page 743.
* Easement for Right of Way, recorded in Instrument No. 20070503-0053020.
* Easement for Conservation Greenway, recorded in Instrument No. 20130103-0001024.
* Easement for Access, recorded in Instrument No. 20130215-0015739.
* Easement recorded in Instrument No. 20150126-0007087.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060206-0014635.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 8121 Lenox Creekside Drive, Unit 2, Antioch, TN 37013.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13 day of Sept., 2024.

Jason Szychowski

Jessica Borrenpohl

***JESSICA BORRENPOHL**, spouse of **JASON SZYCHOWSKI**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **JESSICA BORRENPOHL** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of September, 2024, before me personally appeared Jason Szychowski, 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 30 day of September, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of September, 2024, before me personally appeared Jessica Borrenpohl, 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 13 day of September, 2024.

Notary Signature
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

True Copy Certification

I, **Pam Autry,** 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 this the 30 day of September, 2024.

Affiant Signature

Date 9/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

