THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240948867

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $605,000.00

Affiant

Subscribed and sworn to before me, this 4th day of October, 2024.

Notary Public
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1191009
10/08/2024 09:45:35 AM
Fees: $13.00 Taxes: $2,238.50

Davidson County
DEEDWARR
2 pgs

20241008-0078030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Blackburn 4505 Indiana Ave Nashville TN 37209	NEW OWNER	Tax Parcel ID No. 091-12-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall P. Kozak and Currin Kozak, Trustees of the Kozak Family Trust dated March 13, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Blackburn, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 412 of Block No. 82 on the Plan of No. 1, Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, 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 Randall P. Kozak and wife, Currin M. Kozak by Warranty Deed from Cassie Lynn N/K/A Cassie L. Foote and husband, Adam Foote of record in Instrument No. 20160411-0034578 Register's Office for Davidson County, Tennessee, dated April 07, 2016 and recorded on April 11, 2016.

Being the same property conveyed to Randall P. Kozak and Currin Kozak, Trustees of the Kozak Family Trust dated March 13, 2019 by Quitclaim Deed from Randall P. Kozak and wife, Currin M. Kozak of record in Instrument No. 20190318-0024254 Register's Office for Davidson County, Tennessee, dated March 13, 2019 and recorded on March 18, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.

This is improved property located at 4505 Indiana Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 4th day of October, 2024.

Randall P. Kozak and Currin Kozak, Trustees of the Kozak Family Trust dated March 13, 2019

BY: Randall P. Kozak, Trustee
Randall P. Kozak, Trustee

BY: Currin Kozak, Trustee
Currin Kozak, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall P. Kozak and Currin Kozak, Trustees of the Kozak Family Trust dated March 13, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Kozak Family Trust dated March 13, 2019 , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of October, 2024.

Notary Public
My Commission Expires:

