Karen Johnson Davidson County
Batch# 1193065 DEEDWARR
10/14/2024 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20241014-0079216

WARRANTY DEED

EILERT-H24242

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF October, 2024.

(Affix Seal) Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Eileen Maria Eilert and Robert Stephen Eilert	Commerce Bank	050.16-0A-048.00-CO
629 East Vailview Court	922 Walnut, Ste 1100	
Nashville, TN 37207	Kansas City, MO 64106	

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, I/we, KEVIN JACKSON KOSTYK AND WIFE, HALEY CLIFFORD-COX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto EILEEN MARIA EILERT AND ROBERT STEPHEN EILERT, A MARRIED COUPLE, hereinafter called the Grantee(s), their heirs 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 Lot No. 48 on the Plan of Final Plat Skyline Village of record in Plat at Instrument No. 20050418-0042718, 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 Kevin Jackson Kostyk, a single man by deed from Opendoor Property J, LLC, a Delaware limited liability company of record in Instrument No. 202201240008614, recorded on 01/24/2022, Register's Office for Davidson County, Tennessee.

Kevin Jackson Kostyk is now married to Haley Clifford-Cox.

( ) unimproved
This is (X) improved property known as 629 East Vailview Court, Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 10th day of October, 2024 :

Kevin Jackson Kostyk

Haley Clifford-Cox

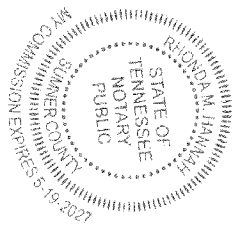
STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hamm, a Notary Public in and for said County and State, the within named KEVIN JACKSON KOSTYK AND HALEY CLIFFORD-COX, the bargainor(s), 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. Witness my hand and official seal at Gallatin, this 10th day of October, 2024.

Notary Public

My Commission Expires: 5-19-2027



$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 October 10, 2024.

Affiant
Date: October 10, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of October, 20 24

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY