This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4548-TM

Karen Johnson Davidson County
Batch# 1205126 DEEDWARR
11/14/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20241114-0088538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of November, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christian P. Larson 8658 Griffith Road Nashville, TN 37221	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	154 00 0 099.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Alexander Guzinski, married** (individually and/or collectively, "Grantor"), transfer and convey unto **Christian P. Larson, a single man** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a Point in the West R.O.W. of Griffith Road, and being approximately 415.5 feet North of Hazel Redd's Northeast corner; thence leaving said R.O.W. North 89 degrees 57'47" West 190.08 feet to a point; thence, South 45 degrees 30'06" West 111.09 feet to a point; thence South 72 degrees 40'23" West 377.76 feet to a point in Richard Curtain's East line; thence, with Curtain's East line North 19 degrees 19'18" West 312.62 feet to a point; thence, leaving Curtain's line North 65 degrees 12'41" East 726.88 feet to a point in the West R.O.W. of Griffith Road, thence, with said R.O.W. along a curve to the right and having a radius of 1,455.70 feet, a length of 307.94 feet to a point; thence, South 4 degrees 55'23" East 109.32 feet to the Point of Beginning.

Being the same property conveyed to Alexander Guzinski, married, by Warranty Deed from Beth Craver, unmarried, of record in Instrument No. 20201104-0128971, in the Register's Office of Davidson County, Tennessee, dated November 3, 2020 and recorded on November 4, 2020.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **8658 Griffith Road, Nashville, TN 37221.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of November, 2024.

GRANTOR:

Alexander Guzinski

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexander Guzinski, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of November, 2024.

BETH JEAN EMBER
MY COMMISSION # HH 490916
EXPIRES: April 14, 2028

Notary Public
My Commission expires: 04/14/2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 November 8, 2024.

Affiant Signature

11/13/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this November 13, 2024

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY