WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207140 DEEDWARR
11/20/2024 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,410.26
20241120-0090457

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrzej Tadeusz Wylezinski Jolanta Maria Wylezinska	Regions	025-08-0A-125.00
(NAME) 697 Exmoor Drive	(NAME) 2060 Parkway office Cir	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Birmingham, AL 35244	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Karen Crouch, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Andrzej Tadeusz Wylezinski and Jolanta Maria Wylezinska, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 125, on the Final Plat, Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen Crouch, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 05/04/2022, of record in Instrument No. 20220506-0052396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 697 Exmoor Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 14th day of November, 2024.

Karen Crouch

State of ARIZONA
County of MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Crouch, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of November, 2024.

Notary Public: THEODORE GREENE
My Commission Expires: 18NOV2024

THEODORE GREENE
Notary Public, State of Arizona
Maricopa County
Commission # 593534
My Commission Expires
November 18, 2024

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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 18, 2024

Affiant Signature

Date: 11-18-24

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18 day of November 20 24

Notary Signature

My Commission Expires

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/22/2028
WILSON COUNTY