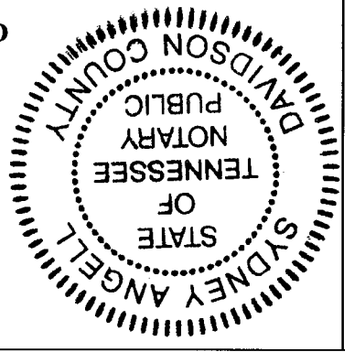
Karen Johnson Davidson County
Batch# 1207844 DEEDWARR
11/22/2024 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,525.25
20241122-0091364

WARRANTY DEED



File No. EY-24-8030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $682,500.00

Madelyn Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Najdowski and Brittany Najdowski	First Bank	
(NAME) 620 Neill Avenue	(NAME) 722 Columbia Ave.	082-08-0-435.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Peter Darren Valencia and Lauren Elizabeth Valencia, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Stephen Najdowski and Brittany Kendall Najdowski, Husband And Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 83 on the Plan of Bransford Realty Company's Subdivision of record in Plat Book 421, Page 52, 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 Peter Darren Valencia and Lauren Elizabeth Valencia by Warranty deed from Lamont Jordan of record in Instrument No. 20180730-0073993 Register's Office for Davidson County, Tennessee, dated 7/26/2018 and recorded on 7/30/2018.

This is property more commonly known as 620 Neill Avenue, Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 21st day of November, 2024.

Peter Darren Valencia

Lauren Elizabeth Valencia

STATE OF TENNESSEE
COUNTY OF Williamson LH

On this 21st day of November, 2024, before me personally appeared Peter Darren Valencia and Lauren Elizabeth Valencia, 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 21st day of November, 2024.

Notary Signature
My commission expires:
10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/21/24.

Affiant Signature

11/21/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY