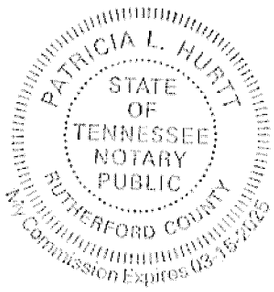
Karen Johnson Davidson County
Batch# 1221037 DEEDWARR
12/27/2024 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $6,826.50
20241227-0100720

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,845,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF DECEMBER, 20 21.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C/O NEI Global Relocation Company	C/O NEI Global Relocation Company	
(NAME)	(NAME)	
2707 N. 118th Street	2707 N. 118th Street	131 06 0Z 001.00
(ADDRESS)	(ADDRESS)	
Omaha, NE 68164	Omaha, NE 68164	
(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 **Michael J. Rosicki and Laura A. Rosicki, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **JANELL M. ANDERSON, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.** 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Michael J. Rosicki and Laura A. Rosicki, husband and wife by Warranty Deed from Gregg Homebuilding Company, LLC, a Tennessee Limited Liability Company, dated 12/02/2021, of record in Instrument No. 20211208-0162781, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to:

SEE EXHIBIT "B" FOR EXCEPTIONS.

This conveyance is further 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, (6) other matters of public record, and (7) subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

unimproved ☐

This is improved ☒ 4207A Hood Avenue, Nashville, TN 37215
(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 11 day of DECEMBER, 2024.

Michael J. Rosicki

Michael J. Rosicki

Laura A. Rosicki

Laura A. Rosicki

State of Texas
County of Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Rosicki, 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 11th day of December, 2024.

Notary Public:
My Commission Expires: 01/05/2025

Jerry Duffey
ID NUMBER
132849453
COMMISSION EXPIRES
January 5, 2025

Electronically signed and notarized online using the Proof platform.

State of Texas
County of Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura A. Rosicki, 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 11th day of December, 2024.

Notary Public:
My Commission Expires: 01/05/2025

Jerry Duffey
ID NUMBER
132849453
COMMISSION EXPIRES
January 5, 2025

Electronically signed and notarized online using the Proof platform.

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit A, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 4207 Hood Ave. Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20200715-0077377, in Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 true and exact copy of the original document executed and authenticated according to law on 12/11/24 (date of document).

Michelle W Kendig
Affiant Signature

12/23/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23rd day of December 2024

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

