Karen Johnson Davidson County
Batch# 1234756 DEEDWARR
02/06/2025 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,186.96
20250206-0009043

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/26

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,800.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2025.

(Affix Seal) Notary Public

My Commission Expires: 3/2/25

Salama-T25-006

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Mariam Salama	Renasant Bank	135-11-C-59
173 Nashboro Greens	2200 Abbott Martin Rd #103	
Nashville, TN 37217	Nashville, TN 37215	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nicholas J Lemanski, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Mariam Salama, Unmarried Woman**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: Land in Davidson County, Tennessee, being Unit 216 on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two on the Plan of Nashboro Village-Tract 18, as shown by plat appearing of record in Book 9700, Page 968, as amended in Instrument Number 20010423-0039877, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Nicholas J. Lemanski, an unmarried man by Warranty Deed from Ricky D. Stark, unmarried of record in Instrument No. 20220627-0073609, dated June 21, 2022 and recorded on June 27, 2022, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **173 Nashboro Greens, Nashville, TN 37217**

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 GRANTOR, 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 4th day of February, 2025.

Nicholas Lemanski by Deanna Hixson his POA
Nicholas J Lemanski by Deanna Hixson, POA

STATE OF TENNESSEE

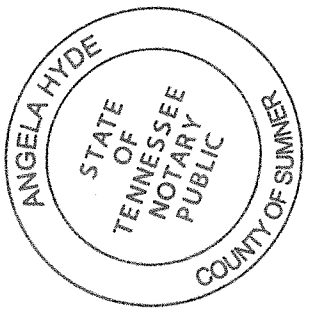
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, DEANNA HIXSON with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of NICHOLAS J. LEMANSKI and who acknowledged that she executed the same as the free act and deed as power of attorney of the said NICHOLAS J. LEMANSKI for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 4th day of February 2025.

Angela Hyde
Notary Public

My Commission Expires: 10/24/28



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 4, 2025.

J. Carlton Drumwright

February 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY