Karen Johnson Davidson County
Batch# 1252259 DEEDWARR
03/26/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20250326-0022620

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me this 19th day of March, 2025.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No.: 2025-1077

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rebecca Lowe and Jakub Kawnik	New Owner	
7277 Charlotte Pike Nashville, TN 37209		114-08-0C-063.00-CO

WARRANTY DEED

For and in 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, we

Mark T. Loveless and Beverly J. Loveless, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Rebecca Lowe and Jakub Kawnik, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 60, together with the appurtenant interest in the common elements of West Park, Phase 2, a horizontal property regime with private elements established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, as amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Registers Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned first amendment to Declaration of record in Instrument No. 20041221-0151636, said Registers Office, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Mark T. Loveless and wife, Beverly J. Loveless by Warranty Deed from Anne V. Sherry, unmarried of record in Instrument No. 20130415-0036741 Register's Office for Davidson County, Tennessee, dated April 11, 2013 and recorded on April 15, 2013.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 7277 Charlotte Pike, Unit 258, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 19th day of March, 2025.

Mark T. Loveless

Beverly J. Loveless

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of March, 2025, before me personally appeared Mark T. Loveless and Beverly J. Loveless, 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 19th day of March, 2025.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/19/2025.

Affiant Signature – Joshua A. Terry

3/24/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/24/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27