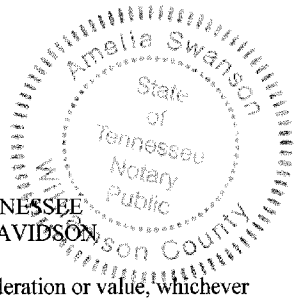
This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5507-TM



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2025.

Notary Public
My Commission Expires: 3-23-27

Karen Johnson Davidson County
Batch# 1256968 DEEDWARR
04/07/2025 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20250407-0025950

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Molly Byrd and Andrew Bryd 508 Sable Ridge Ct. Nashville, TN 37221	Guaranteed Rate, Inc. PO Box 105178 Atlanta, GA 30348-5178	156 01 0A 026.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Witold P. Wolny and Joanna Nowak, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Molly Katherine Byrd and Andrew Philip Bryd, wife and husband (individually and/or collectively, "Grantee"), 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. 26, AMBER HILLS SUBDIVISION, as shown on plat of record in Plat Book 7900, Page 347, revised in Plat Book 7900, Page 377, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joanna Nowak and Witold P. Wolny, wife and husband, by Quitclaim Deed from Joanna Nowak, a married woman, of record in Instrument No. 20221229-0133703, in the Register's Office of Davidson County, Tennessee, dated March 09, 2022 and recorded on December 29, 2022.

Being the same property conveyed to Joanna Nowak, A Married Woman, by Warranty Deed from Joshua Hodge and Regina Hodge, Husband and Wife, of record in Instrument No. 20220323-0033059, in the Register's Office of Davidson County, Tennessee, dated March 09, 2022 and recorded on March 23, 2022.

This is improved property located at: **508 Sable Ridge Court, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I/we 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 the same is unencumbered, unless otherwise herein set out; and I/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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2025

GRANTOR:

Witold P. Wolny

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Witold P. Wolny, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2025.

SELINA G. MORALES
Notary Public - California
San Joaquin County
Commission # 2505006
My Comm. Expires Dec 16, 2028

Notary Public
My Commission expires: 12/16/28

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2025.

GRANTOR:

J. Nowak
Joanna Nowak

STATE OF VIRGINIA
COUNTY OF ~~WARREN~~ Frederick

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joanna Nowak, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2025.

Notary Public
My Commission expires: 6.30.2025

TONY GILL
Notary Public
Commonwealth of Virginia
Registration No. 7940082
My Commission Expires Jun 30, 2025

True Copy Certification

I, Yvette Meldrum, 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 April 4, 2025

Signature
April 4, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 4, 2025

Notary's Signature

My Commission Expires: 4-8-2028

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON