WARRANTY DEED

Karen Johnson Davidson County
Batch# 1258408 DEEDWARR
04/14/2025 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20250414-0027847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ROBERT L. SCRUGGS
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Jones	Northpointe Bank	
(NAME)	(NAME)	
207 Dupont Avenue	3333 Deposit Drive Northeast	043-09-0-182.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Grand Rapids, MI 49546	
(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, **JOHN DZIAK AND TULA DZIAK, HUSBAND AND WIFE AND MALINA DZIAK, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL JONES, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEES, 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 15, Block "C", on the Map of Woodlawn Estates, as of record in Book 843 Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the Northerly side of Dupont Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Malina Ann Dziak, an unmarried woman and Nicco Mastrangelo, an unmarried person, as joint tenants with right of survivorship by Warranty Deed from Joseph Spicer and Juanita Spicer, husband and wife of record in Instrument No. 20210305-0028920 Register's Office for Davidson County, Tennessee, dated March 04, 2021 and recorded on March 05, 2021.

Being the same property conveyed to John J. Dziak and Tula Dziak, husband and wife and Malina Ann Dziak, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Malina Ann Dziak, an unmarried woman and Nicco Mastrangelo, an unmarried person, as joint tenants with right of survivorship of record in Instrument No. 20241112-0087698 Register's Office for Davidson County, Tennessee, dated November 08, 2024 and recorded on November 12, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 207 Dupont Avenue, Madison, TN 37115
(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 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.

JW2025-345

Witness my hand this 10th day of April, 2025

JOHN DZIAK

MALINA DZIAK

TULA DZIAK

STATE OF PENNSYLVANIA
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Dziak, Malina Dziak, and Tula Dziak, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of April, 2025.

Commission expires: 7-2-28

Notary Public

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Catherine Roesch, Notary Public
Allegheny County
My Commission Expires 7/2/2028
Commission # 1449280

JW2025-345

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 10th day of April 2025

Robert L. Scruggs 4/10/2025
Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 10th day of April, 2025

Melody M. Jenkins
Notary's Signature

My Commission Expires: 9-8-2025

