Send Tax Bills To:
Peter Kuzma
3319 Old Hickory Boulevard
Nashville, TN 37138

This Instrument Prepared By:
Cedar City Title, LLC
142 Public Sq, Ste F
Lebanon, TN 37087

New Owners:
Peter Kuzma
3319 Old Hickory Boulevard
Nashville, TN 37138

Map & Parcel No: 053-12-0B-021.00-CO

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1258461 DEEDWARR
04/14/2025 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20250414-0027981

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FIFTY THOUSAND AND 00/100 ($350,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven C. Tarr, a single man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peter Kuzma and Erin Clark, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. D5 aka Unit 21, on the Declaration of Covenants, Conditions and Restrictions for Old Hickory Townhomes, as recorded in the of record in Instrument No. 20170526-0052731, Register's Office for Davidson County, Tennessee, to all of which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Steven C, Tarr by Warranty Deed from Siddharth Amin of record in Instrument No. 20210830-0116787 Register's Office for Davidson County, Tennessee, dated August 26, 2021 and recorded on August 30, 2021.

This is _X__IMPROVED ___UNIMPROVED property known as

3319 Old Hickory Boulevard 21, Nashville TN 37138

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of April, 2025 .

Steven C. Tarr

STATE OF TENNESSEE
COUNTY OF

On this 10th day of April, 2025, before me personally appeared Steven C. Tarr, 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 10th day of April, 2025.

Notary Signature
My commission expires: 10-28-27

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-28-2027

AFFIDAVIT OF VALUE

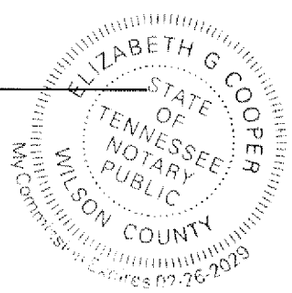
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF

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

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 10, 2025**.

Date

Affiant Signature

April 10, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY