Karen Johnson Davidson County
Batch# 1259986 DEEDWARR
04/15/2025 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,084.10
20250415-0028400

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5700-MC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $293,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2025.

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 6-3-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Henry Vasquez and Anna Vasquez 2048 Nashboro Boulevard Nashville, TN 37217	1211 Lakeshore Pkwy Brandenburg, KY 40108	135 12 0B 56.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Patricia Habben, F/K/A Patricia Oszaniec, an unmarried woman, and Ulric Oszaniec, an unmarried man,** (individually and/or collectively, "Grantor"), transfer and convey unto **Henry Vasquez and Anna Vasquez, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot & Unit No. 56, on the Plan of "Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7", as shown on the plat of the same of record in Plat Book 11700, Pages 49 and 50, in the Register's office for Davidson County, Tennessee, to which plat Specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricia Oszaniec, a married woman, and Ulric Oszaniec, an unmarried man, as joint tenants, by Warranty Deed from James Russell Finch, Jr., an unmarried man, of record in Instrument No. 20230403-0024033 in the Register's Office of Davidson County, Tennessee, dated March 30, 2023 and recorded on April 3, 2023.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

Patricia Habben and Patricia Oszaniec is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **2048 Nashboro Boulevard, Nashville, TN 37217**

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 10th day of April, 2025

GRANTOR:

Patricia Habben

Patricia Habben, F/K/A Patricia Oszaniec

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Patricia Habben**, the within named bargainor(s), 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 10th day of April, 2025.

Notary Public
My Commission expires: 05/03/2027



IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2025

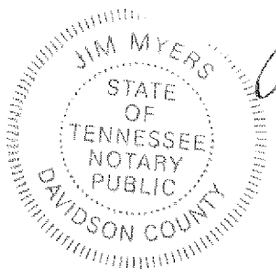
GRANTOR:

Ulric Oszaniec

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ulric Oszaniec**, the within named bargainor(s), 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 11th day of April, 2025.



Notary Public
My Commission expires: 11-8-2028

202504150028400

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 11th day of April, 2025.

K. Thomas Sidwell
Date: 4/11/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 11th day of April, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-01-26

