WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269918 DEEDWARR
05/07/2025 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20250507-0035807

File #25-TC-8417-C

(SEAL)
ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Kleibrink and Lezleigh Kleibrink	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
8417 Indian Hills Drive	**408 Highway 76**	**155 10 0A 005.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELAINE S. KOSTECKI, A WIDOW,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KEVIN KLEIBRINK AND LEZLEIGH KLEIBRINK, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4, on the Plan of MCCRORY TRACE ESTATES, a Planned Unit Development, of record in Plat Book 6900, Page 720-723; Surveyor's Correction of record in Book 7825, Page 429, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Louis H. Kostecki and wife, Elaine S. Kostecki, by Warranty Deed from Construction Associates, Inc., an Alabama corporation, of record in Book 9223, Page 811, in the Register's Office of Davidson County, Tennessee, dated January 14, 1994 and recorded on January 19, 1994.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCCRORY TRACE ESTATES, as recorded in Plat Book 6900, Page 720 and Surveyor's Correction recorded in Book 7825, Page 429.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INDIAN HILLS, as recorded in Plat Book 6900, Page 533.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 7241, Page 597 and Amended in Book 7576, Page 846.
*Easement for Public Utilities, recorded in Instrument No. 20021104-0134797.
*Charter for McCrory Trace Homeowner's Association, Inc. recorded as Book 7576, Page 821.
*By Laws for McCrory Trace Estates Homeowner's Association, Inc. recorded as Book 7576, Page 831 and Amended in Instrument No. 20240917-0071822.
* Common Open Space Deed recorded as Book 7820, Page 342 and Rerecorded in Book 8013, Page 698.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **SUSAN MAGIDSON** as Attorney-in-Fact for **ELAINE S. KOSTECKI**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number **20240730-0057620**, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 8417 Indian Hills Drive, Nashville, TN 37221.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ~~6th~~ 5th day of May, 2025.

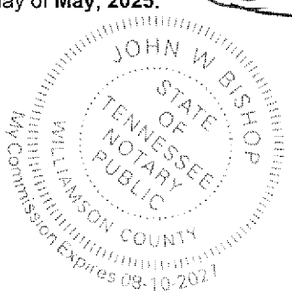
Elaine S Kostecki by A Magidson, her Attorney-In-Fact
Elaine S. Kostecki by Susan Magidson, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN MAGIDSON**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ELAINE S. KOSTECKI**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ELAINE S. KOSTECKI.**

Witness my hand and official seal this ~~6th~~ 5th day of **May, 2025.** JW.B

_____
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 **May 6, 2025**.

Date

Affiant Signature

May 6, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **6th** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

