WARRANTY DEED

Karen Johnson Davidson County
Batch# 1272499 DEEDWARR
05/13/2025 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,223.70
20250513-0037705

File #25-PA-0814-C

(SEAL)

CATHERINE J. HASENAUER
Notary Public - State of Kansas
My Appointment Expires 1/30/26

STATE OF ~~TENNESSEE~~ Kansas Cty
COUNTY OF ~~DAVIDSON~~ Johnson Cty

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $601,000.00.

/s/ James W. Supica

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2025.

Catherine J. Hasenauer

Notary Public
MY COMMISSION EXPIRES: 1/30/2026

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)
Andrea Derdzinski and Tyler Young	**New Owner**	
(NAME)	(NAME)	**083 12 0 126.00**
814 Potter Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (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,

JAMES W. SUPICA, JR. AND EVE L. SUPICA, HUSBAND AND WIFE,

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

ANDREA DERDZINSKI, AND TYLER YOUNG, 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 Number 148 on the Plan of ROSEWOOD HEIGHTS, SECTION FIVE, as of record in Plat Book 2331, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for more complete and accurate legal description thereof.

Said Lot No. 148 fronts 80.1 feet on the Westerly margin of Potter Lane and extends back 172.0 feet on the Northerly line and 162.0 feet on the Southerly line to a dead line in the rear, measuring 97.9 feet thereon.

Being the same property conveyed to James W. Supica, Jr. and Eve L. Supica, husband and wife, by Warranty Deed from James Demchak, an unmarried man, of record in Instrument No. 20150304-0019116, in the Register's Office of Davidson County, Tennessee, dated February 24, 2015 and recorded on March 04, 2015.

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 ROSEWOOD HEIGHTS, SECTION FIVE, as recorded in Plat Book 2331, Page(s) 39.

*Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2437, Page 574.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **814 Potter Lane, Nashville, TN 37206**.

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.

2025-0379

Witness my/our hand(s) this the 8th day of May, 2025.

James W. Supica, Jr.

Eve L. Supica

STATE OF Kansas
COUNTY OF Johnson

On this 7 day of May, 2025, before me personally appeared James W. Supica, Jr., 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 7th day of May, 2025.

Notary Signature
My commission expires: 1/30/2026

CATHERINE J. HASENAUER
Notary Public - State of Kansas
My Appointment Expires 1/30/26

STATE OF Kansas
COUNTY OF Johnson

On this 7th day of May, 2025, before me personally appeared Eve L. Supica, 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 7th day of May, 2025.

Notary Signature
My commission expires: 1/30/2026

CATHERINE J. HASENAUER
Notary Public - State of Kansas
My Appointment Expires 1/30/26

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 5/7/25 (date of document).

Affiant Signature

5/13/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON