Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd , Suite 130
[illegible] 37215

WARRANTY DEED

Karen Johnson
Batch # 1303503
07/30/2025 09 21 45 AM
Fees $13 00 Taxes $2,146 00
20250730-0060070

Davidson County
DEEDWARR
2 pgs

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-07-2026

BG-BR-25-4603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Cody Maynard and Krista Gutierrez	New Owner	
(NAME)	(NAME)	**061-08-0-152.00**
4603 Log Cabin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **PAUL M. BIELACZYC AND CASANDRA COSTOULAS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CODY MAYNARD, A SINGLE MAN, AND KRISTA GUTIERREZ, A SINGLE WOMAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 the Easterly part of Lots 9 and 10 on the Plan of Mrs A J McGaughey's Subdivision of Tract No 2, Second Haysboro Subdivision, as of record in Plat Book 843, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Said parts of said Lots front 78 feet more or less on the Southerly side of Log Cabin Road and runs back between lines, 178 feet on the Easterly line and 162 feet more or less on the Westerly line, to the northerly line of Lot No. 11 and measures 188 feet thereon

Being the same property conveyed to Paul M. Bielaczyc by Warranty Deed from Lizabeth A Theiss, unmarried of record in Instrument No. 20090505-0041142 Register's Office for Davidson County, Tennessee, dated May 04, 2009 and recorded on May 05, 2009

The said Paul M Bielaczyc having since married. Casandra Costoulas joins in the execution of this Warranty Deed to convey any and all interest she may have in the said property

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 71, Register's Office for Davidson County, Tennessee
- Sanitary Sewers and/or Storm Drainage Easement of record in Book 4203, Page 281, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4603 Log Cabin Road, Nashville, Tennessee 37216**

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 ____ DAY OF JULY, 2025.

Paul M. Bielaczyc

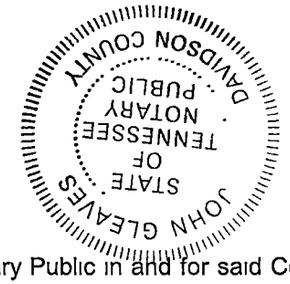
Casandra Costoulas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL M. BIELACZYC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of July, 2025.

Notary Public
My Commission Expires. 7-29-29
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASANDRA COSTOULAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of July, 2025.

Notary Public
My Commission Expires. 7-29-29
(SEAL)



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Nashville, TN 37212