WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 130,000.00
Andrew Triplett, Esq, Affiant
Subscribed and sworn before me this the
23 Day of April, 2026.
Brandi Wells, Deputy Register

STATE OF _____
COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Karen Johnson Davidson County -
Batch # 1410395 DEEDWARR
04/23/2026 10:47:45 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20260423-0033934

THIS INSTRUMENT PREPARED BY

Andrew J. Triplett, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joshua C. Wilson	**Joshua C. Wilson**	**132-16-0-057.00**
P.O. BOX 140371	**SAME**	
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Ernest Szczerba,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua C. Wilson, an unmarried man,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A 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. 863 as shown on the map entitled Caldwell Hall, Section XIII, of record in Plat Book 3300, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ARTHUR P. PIECZARA AND WIFE, DOLORES C. PIECZARA, by deed from JOHN R. SPIVEY AND WIFE, MALANE P. SPIVEY, of record in Book 3710, Page 321, dated April 25, 1964, said Register's Office. DOLORES C. PIECZARA having since died on or about April 20, 2007, leaving ARTHUR P. PIECZARA as surviving tenant by the entirety.

ARTHUR P. PIECZARA having since died intestate on or about February 11, 2017, leaving DENNIS PIECZARA and MARIE PIECZARA SZCZERBA, as his only living heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20180309.0022625 Register's Office for Davidson County, Tennessee and the Seventh Circuit Court Davidson County Probate No. 17P760. MARIA PIECZARA SZCZERBA died on March 17, 2021, with no living children, leaving ERNEST JAMES SZCZERBA as her sole surviving spouse, and passing her one-half interest in this property to him through intestate succession.

Being the same property conveyed ***in part*** to JOSHUA C. WILSON by warranty deed from DENNIS PIECZARA, HEIR AT LAW OF ARTHUR P. PIECZARA, a one-half ownership interest on March 9,

2018, of record in Instrument Number 20180309-0022626.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 633 Elysian Fields Road, Nashville, Tennessee 37211.

**** THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

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, his heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is 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. GRANTOR does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his 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 our hand(s) this 17, day of April, 2026.

ERNEST SZCZERBA
GRANTOR

STATE OF Michigan)
COUNTY OF Oakland)

Before me, a Notary Public in and for said County and State, Ernest Szczerba with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 17th day of April, 2026.

My commission expires 10-10-29

Notary Public

