WARRANTY DEED

Karen Johnson Davidson County
Batch# 1411838 DEEDWARR
04/27/2026 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20260427-0036443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF MARCH, 2026

Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-5-2029

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Amanda Teresa Beueriano and Nathan Bradley Beueriano	CrossCountry Mortgage, LLC CROSS COUNTRY MORTGAGE, LLC	
(NAME) **2416 Alameda Street**	(NAME) 2160 Superior Avenue	092-02-0-384.00
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Benjamin Kozakiewicz, and Alexander Kozakiewicz**, both unmarried, as joint tenants with right of survivorship HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Teresa Beueriano, and Nathan Bradley Beueriano, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR 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 land in Davidson County, Tennessee, being Lot Number 78, Block 1, on the Map of Heffernan Place (erroneously shown as Hefferman Place on prior deed), as of record in Book 161, Page 138, Register's Office for said County. Said Lot Number 78 fronts 50 feet on the Northerly side of Alameda Street, and runs back, between parallel lines of 140 feet to an alley.

Being the same property conveyed to Benjamin Kozakiewicz and Alexander Kozakiewicz, both unmarried, as joint tenants with right of survivorship by Warranty Deed from A Way UP, LLC of record in Instrument No. 20201116-0134959 Register's Office for Davidson County, Tennessee, dated November 12, 2020 and recorded on November 16, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

2416 Alameda Street, Nashville, TN 37208

unimproved _
This is improved x property, known as

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 27th day of March, 2026.

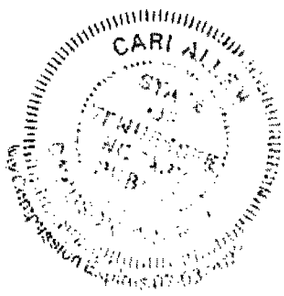
Alexander Kozakiewicz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2026, before me personally appeared Alexander Kozakiewicz, 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 27th day of March, 2026.

Notary Signature
My commission expires: 7-3-28



Witness my hand this 27th day of March, 2026.

Benjamin Kozakiewicz

Benjamin Kozakiewi

STATE OF TENNESSEE
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Benjamin Kozakiewicz the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 27. 2026

Affiant Signature

27th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

