Karen Johnson Davidson County
Batch# 1461928 DEEDWARR
08/19/2026 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20260819-0077165

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$620,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 21, 2030

THIS INSTRUMENT WAS PREPARED BY
Poplar Title & Escrow, LLC
6242 Poplar Avenue, Ste. 100
Memphis, TN 38119
(901) 256-4090

File No.: 2607-0583-TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michelle Rosela and Antonio G. Rosela, Jr.	Michelle Rosela and Antonio G. Rosela, Jr.	126-16-0A-285-00
(NAME)	(NAME)	
7529 Watervale Dr.	7529 Watervale Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **DAWN M. MAZUREK AND DEREK M. MAZUREK, WIFE AND HUSBAND**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MICHELLE ROSELA AND ANTONIO G. ROSELA, JR., A MARRIED COUPLE**, hereinafter called the GRANTEES, 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 Lot No. 354 on the Plan of Final Plat, Riverwalk, Phase 2A, Section 2, of record in Instrument #20031014-0151984, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dawn M. Mazurek and Derek M. Mazurek, by way of that Warranty Deed filed for record on July 14, 2023, at Instrument No. 20230714-0054074, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as **7529 Watervale Dr., Nashville, TN 37221**
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is made subject to all subdivision restrictions, building lines, easements, zoning and planning ordinances, and other municipal regulations of record in the Register's Office for Davidson County, Tennessee, and except for property taxes for the year 2026, not yet liens, not yet due and payable, which Grantee herein assumes and agrees to pay.

Witness our hands this 8 day of August, 2026.

Dawn M. Mazurek

Derek M. Mazurek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8 day of August, 2026, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dawn M. Mazurek and Derek M. Mazurek, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires: 1-15-2030

WILLIAM HULTMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-15-2030

AFTER RECORING, RETURN TO:
Escrow Services of Tennessee, LLC
810 Crescent Centre Drive, Suite 110
Franklin, TN 37067
(615) 309-9570

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 8-8-26 (date of document).

Date: 8-17-26

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 17th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires May 29, 2030