Karen Johnson Davidson County
Batch# 222324 DEEDWARR
04/26/2019 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $4,218.00
20190426-0038634

#34707

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2019.

Notary Public

COMMISSION EXPIRES: October 7, 2019

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Uzomah	New Owner	105-01-0-509
(NAME)	(NAME)	
1000 Southside Place	1000 Southside Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37203	
(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, we, **James A. Mikolinski, Sr. and Elisa Mikolinski, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Uzomah, an unmarried person,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unti A, together with the appurtenant interest in the common elements as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 1000 Southside Place, a Horizontal Property Regime with Private Elements of record as Instrument no. 20171102-0112439, Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "C" to which Mater Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Mikolinski and Elisa Mikolinski, husband and wife, by QuitClaim Deed from D & M Development, LLC, filed for reocrd as Instrument No. ___20190426003863 2_____, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to D & M Development, LLC by Quitclaim deed from James A. Mikolinski, Sr., filed as Instrument No. 20180313-0023843, said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1000 Southside Place** (House Number) (Street) | (P.O. Address) **Nashville TN** (City or Town) (State) **37203** (Postal Zip)

File No.: 1005-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 hands this 23rd day of April, 2019.

James A. Mikolinski, Sr.

Elisa Mikolinski
By: James A. Mikolinski, Sr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **James A. Mikolinski, Sr.** 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 22nd day of April 2019.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

Notary

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2019, before me personally appeared, **James A. Mikolinski, Sr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Elisa Mikolinski** and acknowledged that she executed the same as the free act and deed on behalf of **Elisa Mikolinski.**

Witness my hand and official seal this 23rd day of April 2019.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

Notary

My Commission Expires: _____

201904260038634

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

