WARRANTY DEED

Karen Johnson Davidson County
Batch# 239567 DEEDWARR
06/06/2019 08:48:30 AM 6 pgs
Fees: $33.00 Taxes: $536.50
20190606-0054037

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gentian Potka	Gentian Potka	095030A01600C0
(NAME)	(NAME)	
2258 Lebanon Road, Unit 16	2258 Lebanon Road, Unit 16	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Roger L Wymer Jr. and Margaret E Wymer**, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gentian Potka and Maria Potka,** husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 16, on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, in the Register's Office of Davidson County, Tennessee, as shown on the plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Roger L. Wymer Jr. and Margaret E Wymer, husband and wife, by Warranty Deed from William H. Lightfoot, married, dated August 11, 2016 and recorded August 15, 2016, of record in Instrument Number 20160815-0084989, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 2258 Lebanon Road, Unit 16, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 24th day of May, 2019.

Roger L. Wymer Jr.
for Margaret E Wymer
Roger L Wymer Jr., by Margaret E. Wymer, his attorney-in-fact

Margaret E Wymer
Margaret E Wymer

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, t he within named Margaret E. Wymer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of May, 2019.

Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee

County of Wilson

On this 24st day of May, 24, 2019, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Margaret E. Wymer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Roger L. Wymer, Jr. and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book _____, Page 201906060054036, Register's Office of Davidson County, Tennessee.

Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

NETCO File Number:NTN-1304482

Borrower Last Name: Potka

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit No. 16, on the plan of Magnolia Square Condominiums, according to the Master Deed of recorded in Book 6685, page 253, in the Register's Office of Davidson County, Tennessee, as shown on the plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more particular description.

Being the same property or a portion of the same property conveyed to Roger L. Wymer Jr. and Margaret E. Wymer, husband and wife by Instrument dated August 15, 2016 from William H. Lightfoot, married filed on August 15, 2016 as Document Number 20160815-0084989 and in Book at Page in the Davidson County records.

Commonly known as: 2258 Lebanon Pike, Unit 16, Nashville, TN 37214 in the County of Davidson

Parcel Number: 095030A01600C0

Property Address: 2258 Lebanon Road, Unit 16, Nashville, TN 37214
Tax Parcel: 095 03 0A 160.0

Oath of Consideration

I or we, Roger L. Wymer Jr. and Margaret E. Wymer, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $145,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed the 24th day of May, 2019.

Roger L. Wymer Jr.
for Margaret E Wymer
Roger L Wymer Jr., by Margaret E. Wymer, his attorney-in-fact

Margaret E Wymer
Margaret E Wymer

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, t he within named Margaret E. Wymer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of May, 2019.

Marilyn C Newman
Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee

County of Wilson

On this 24st day of May, 24, 2019, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Margaret E. Wymer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Roger L. Wymer, Jr. and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee. 201906060054036

Marilyn C Newman
Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File No.: 423803
Warranty Deed TN

Tennessee Certification of Electronic Document

I, Ryan Welch, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Texas
County of Williamson

Personally appeared before me, Andrea Pasciak, a notary public for this county and
Notary's Name

state, Ryan Welch, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Andrea Pasciak
Notary Signature

MY COMMISSION EXPIRES: 03-08-2021

NOTARY'S SEAL

ANDEREA LYN PASCIAK
Notary Public, State of Texas
Comm. Expires 03-08-2021
Notary ID 131035137

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).