Karen Johnson Davidson County
Batch# 453933 DEEDWARR
08/10/2020 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20200810-0088983

Warranty Deed

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $615,000.00. Affiant Subscribed and sworn to before me, this the 30th day of July, 2020. Notary Public My commission expires: 6.13.2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan J. Ogrodny Danika Portz Ogrodny	-SAME AS NEW OWNER-	103-04-0Q-002.00-CO
4110B Utah Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JAMIE SHREEVE AND JESSICA SHREEVE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN J. OGRODNY AND DANIKA PORTZ OGRODNY****, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
**husband and wife,

Land in Davidson County, Tennessee, being Unit 4110B of Utah Commons, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Utah Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20150204-0010729, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Scott Gilley and Natalie Turner Gilley, husband and wife by Warranty deed from L&H Building Group, LLC of record in Instrument No. 20160121-0006246 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 21, 2016.

Being the same property conveyed to Jamie Shreeve and Jessica Shreve, husband and wife by Warranty deed from William Scott Gilley and Natalie Turner Gilley, husband and wife of record in Instrument No. 20190219-0014851 Register's Office for Davidson County, Tennessee, dated January 14, 2019 and recorded on February 19, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4110B Utah Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2020.

Jamie Shreeve

Jessica Shreeve

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Shreeve and Jessica Shreeve, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2020.

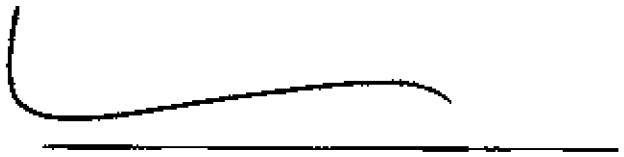
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

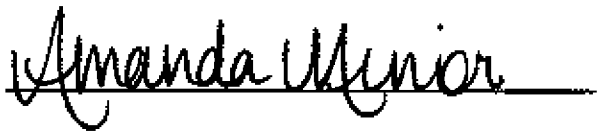
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

