Karen Johnson Davidson County
Batch# 547791 DEEDWARR
01/06/2021 09:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210106-0002203

This instrument prepared by:
Arpad B. Sayko
1126 Winding Way Rd.
Nashville, TN 37216

Owner/Responsible Taxpayer
Arpad B. Sayko
1126 Winding Way Rd.
Nashville, TN 37216

Map/Parcel No.: 061-07-0-286.00

M.I.S. FILE NO
1837429

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of ~~November~~ December, 2020, by and between Arpad B. Sayko, married, joined by his spouse, Deidre Sayko, whose address is 1126 Winding Way Rd., Nashville, TN 37216 party of the first part, and Arpad B. Sayko and Deidre Sayko, husband and wife, as tenants by the entirety, whose address is 1126 Winding Way Rd., Nashville, TN 37216 party of the second part,

WITNESSETH: That for and in consideration of No Dollars ($.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Being the same property conveyed to Arpad B. Sayko, married by Deed from Arpad B. Sayko, unmarried of record as Instrument No. 20040427-0047447 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1126 Winding Way Rd., Nashville, TN 37216

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the hand and seal of the party of the first part the day and year first above written.

Arpad B. Sayko

Deidre Sayko

Deidre Sayko

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Gordon Weigle, a Notary Public in and for said County and State, Arpad B. Sayko and Deidre Sayko the within named bargainor, individual(s), 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 for the purposes therein contained.

Witness my hand, at office, this 31 day of ~~November~~ DECEMBER, 2020.

Gordon Weigle

NOTARY PUBLIC

NOTARY STAMP/SEAL

GORDON WEIGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Commission Expires: 07-09-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3), deed between spouses is exempt.

Arpad B. Sayko

Deidre Sayko

Witness my hand, at office, this 31 day of ~~November~~ DECEMBER, 2020.

NOTARY PUBLIC

NOTARY STAMP/SEAL

GORDON WEIGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Commission Expires: 07-09-2024

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Commitment No 1837429

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 13 AND 14 OF BLOCK "C" ON THE MAP OF SECTION 1, OF THE JACKSON PARK SUBDIVISION AS OF RECORD IN BOOK 843, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF WINDING WAY, THE COMMON CORNER OF LOTS NOS. 12 AND 13 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 145 FEET TO A POINT, THE COMMON CORNER OF LOT NOS, 12, 13, 2 AND 3; THENCE WITH THE LINE BETWEEN LOT NOS, 13, 14, 2 AND 1 WESTWARDLY 190 FEET TO A POINT IN THE EAST MARGIN OF A ROADWAY JUST EAST OF THE PARK; THENCE WITH SAID ROADWAY NORTH 75 FEET TO A POINT, THE BEGINNING OF A CURVE IN THE SOUTH MARGIN OF WINDING WAY; THENCE WITH THE CURVE IN A NORTHEASTERLY DIRECTION 109.65 FEET TO A POINT IN THE SOUTH MARGIN OF SAID WINDING WAY; THENCE CONTINUING WITH THE SAME EASTWARDLY 120 FEET TO THE POINT OF BEGINNING.

Parcel ID: 061-07-0-286.00

Commonly known as 1126 WINDING WAY Road, Nashville, TN 37216
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument: 20040427-0047447 in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Hayley Pavlus, 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.

Hayley Pavlus

State of Ohio
County of Cuyahoga

Personally appeared before me, Jane Sanniti, a notary public for the state of Ohio, Hayley Pavlus who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jane Sanniti

My Commission Expires: 08/06/2022
Notary Seal

