Karen Johnson Davidson County
Batch# 622805 DEEDWARR
04/27/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210427-0055619

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

File No. TR-21-523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Tonkovich	Movement Mortgage LLC	
(NAME)	(NAME)	
702 Wedgewood Park #503	8024 Calvin Hall Road	105-10-0C-026.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Indian Land, SC 29707	
(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, I/we, **Alison Matkosky (formerly known as Alison R. Tigh) and Jesse Matkosky, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Tonkovich, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. B-503, as shown on the plan of Phase III, Wedgewood Park, a Horizontal Property Regimes filed as Exhibit B to and established by the Master Deed of record in Instrument No 20050510-0052804 and amended in Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, and Instrument No, 20070731-0090822, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Alison Tigh, an unmarried woman and Peter Tigh, a married man by Warranty deed from Casey R. Cramer, married of record in Instrument No. 20110620-0047160 Register's Office for Davidson County, Tennessee, dated June 01, 2011 and recorded on June 20, 2011.

Being the same property conveyed to Alison R. Tigh, an unmarried woman by Quitclaim deed from Alison Tigh, an unmarried woman, and Peter Tigh, a married man of record in Instrument No. 20160819-0087225 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 19, 2016.

Being also known as 702 Wedgewood Park #503, Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 23rd day of April, 2021.

Alison Matkosky

Jesse Matkosky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2021, before me personally appeared Alison Matkosky and Jesse Matkosky, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of April, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022