Karen Johnson Davidson County
Batch# 629243 DEEDWARR
05/05/2021 11:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,080.40
20210505-0060271

36217

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36217-04-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $292,000.00. Affiant Subscribed and sworn to before me this 29th day of April, 2021. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Anthony Wodka, Magdalena Wodka	**Send Tax Bills To:** Anthony and Magdalena Wodka 13398 E. Sorrel Lane Scottsdale, AZ 85259	**Tax Information:** Map and Parcel No.: 117030D24100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert S. Young and wife, Emily C. Young formerly known as Emily E. Crutcher** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anthony Wodka and Magdalena Wodka, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 241 Hillsboro Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

N WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of April, 2021.

Robert S. Young by Emily C. Young, atty in fact

Robert S. Young by Emily C. Young,
his attorney-in-fact

Emily C. Young

Emily C. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily C. Young, 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 for Robert S. Young and as such, she is authorized by Robert S. Young to execute this instrument on his behalf.

Witness my hand, at office, this 29th day of April, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily C. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 241 on the Plan of Hillsboro Station Condominiums, of record in Plat Book 6250, Pages 751-753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, Page 37, amended in Book 8140, Page 689, said Register's Office.

Being the same property conveyed to Robert S. Young and wife, Emily E. Crutcher, by deed dated January 10, 2018 from Norman J. Tennefoss and Denise K Eaton, husband and wife, of record in Instrument No. 20180119-0005867, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 117030D24100CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hillsboro Station, of record in Book 6740, Page 37, amended in Book 8140, Page 689, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3965, Page 909 and Book 4158, Page 34, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, Pages 751-753, Register's Office for Davidson County, Tennessee.
6. Easement for overhead line of record in Book 6595, Page 58, Register's Office for Davidson County, Tennessee.
7. Easement for trunk sanitary sewer of record in Book 3531, Pages 572, 576 and 592, Register's Office for Davidson County, Tennessee.
8. Easement for ingress and egress of record in Book 4633, Page 468, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 1877, Page 581, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 6629, Page 452, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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 2, 2023
Notary Seal:

