RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115377

Karen Johnson Davidson County
Batch# 630005 DEEDWARR
05/06/2021 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210506-0060908

WARRANTY DEED

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Milka V. Takacs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2021.

Jennifer L Pennell
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milka Takacs 513 Wolfeboro Lane Nashville, TN 37221	Mortgage Research Center LLC dba Veterans United Home Loans 1400 Veterans United Drive Columbia, MO 65203	141050A28000CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Thousand and 00/100 Dollars ($390,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAUL NODJAK, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MILKA TAKACS, SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 280, on the Plan of Avondale Park, Phase 2, Section 3B, of record in Instrument No. 20110208-0011099, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul Nodjak, married from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Special Warranty Deed dated 11/14/2011 and recorded 11/15/2011 in Instrument No. 20111115-0089109, Register's Office of said County.

The address of the herein described property is believed to be 513 Wolfeboro Lane, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

MARY NODJAK, spouse of Grantor, joins in the exectution of this document for the purposes of conveying her marital intersets, if any, in the subject property.

WITNESS MY/OUR HANDS, this the 5th day of April, 2021.

Paul Nodjak
PAUL NODJAK

Mary Nodjak
MARY NODJAK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

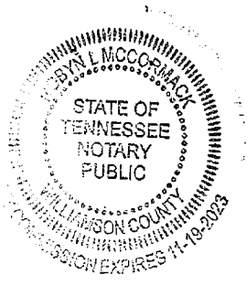
Personally appeared before me, a Notary Paul and Mary Nodjak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

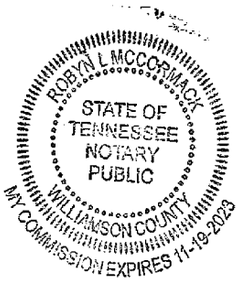
WITNESS my hand and seal, this the 5th day of April, 2021.

Notary Public

Robyn L McCormack
Printed Notary Name

My commission expires: 11 1923





True Copy Certification

I, **Jennifer L. Pennell**, 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 Tennessee

County of Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022