Karen Johnson Davidson County
Batch# 645179 DEEDWARR
05/27/2021 09:43:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20210527-0071810

WHEN RECOREDED MAIL TO:
NETCO
1982 PROVIDENCE PKWY, STE 255
MOUNT JULIET, TN 37122

WARRANTY DEED

NTN-134695

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NICHOLAS EDWARD KONYHA	NICHOLAS EDWARD KONYHA	096110A03500CO
317 HICKORY PLACE NASHVILLE, TN 37207	317 HICKORY PLACE NASHVILLE, TN 37207	

For good consideration, I (We) **LORI LYNN BEASLEY KONYHA,** whose mailing address is 317 HICKORY PLACE, NASHVILLE, TN 37207, hereby bargain, deed and convey to **NICHOLAS EDWARD KONYHA, A SINGLE MAN,** whose mailing address is 317 HICKORY PLACE , NASHVILLE, TN 37207, the following described land in DAVIDSON County, to wit:

**BEING UNIT E-2, HICKORY PLACE CONDOMINIUMS OF RECORD IN MASTER DEED OF RECORD IN BOOK 6654, PAGE 910 AND REFERRED TO AS EXHIBIT "B", FOUND AT PAGE 912 AND CORRECTED IN BOOK 6759, PAGE 523 AND REFERRED TO AS EXHIBIT "B" FOUND AT PAGE 535 SAID CORRECTED BOOK, AS AMENDED IN BOOK 7015, PAGES 182, 187 AND 192, UNIT E-2 BEING PART OF THE UNIT PLAN FOR PHASES 2-8, SECTION 1, HICKORY PLACE CONDOMINIUMS, OF RECORD IN PLAT BOOK 6250, PAGES 795; ALL REFERENCES OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,
TENNESSEE.**

BEING THE SAME PROPERTY CONVEYED TO LORI LYNN BEASLEY KONYHA, ON DEED DATED 09/19/2019 AND RECORDED ON 09/23/2019, AS INSTRUMENT NO. 20190923-0096528, AMONG THE REAL LAND RECORDS OF DAVIDSON COUNTY, TN.

APN: 096110A03500CO

Property Address: 317 HICKORY PLACE, NASHVILLE, TN 37207

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 25 day of May, 2021.

Lori Lynn Beasley Konyha

LORI LYNN BEASLEY KONYHA

STATE OF TN)
) SS.
COUNTY OF Wilson)

On this 25 day of May, 2021, before me personally appeared **LORI LYNN BEASLEY KONYHA,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 1-2-24

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 180,000.00/100, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TN
COUNTY OF Wilson

Sworn to before me this 25 day of May, 2021.

Notary Public
My Commission Expires: 1-2-24

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address for person(s) responsible for taxes:
NICHOLAS EDWARD KONYHA
317 HICKORY PLACE
NASHVILLE, TN 37207

Name and Address of property owner:
NICHOLAS EDWARD KONYHA
317 HICKORY PLACE
NASHVILLE, TN 37207

True Copy Certification

I, Summer Barton, do hereby make oath that I am the 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.

Summer Barton

State of Tennessee}

County of Wilson}

Personally, appeared before me, Melinda C. Bourdon, a notary public for this state, Summer Barton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda C. Bourdon

Notary's Signature

My Commission Expires: October 21, 2024

