Karen Johnson Davidson County
Batch# 647169 DEEDWARR
06/01/2021 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $767.75
20210601-0073226

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-01922

Address of New Owner:	Send Tax Bills to:	Tax Information:
Laura Chipe and Jose Chipe 324 Thunder Pl Hermitage, TN 37076	Same A Owner	064-12-O-A-324.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Evalyn Sokol, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Laura Chipe and Jose Chipe, wife and husband**, hereinafter called the Grantees, their successors 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. 324, on the plan of Fox Run (erroneously referenced in prior deed as Fox Run Condominiums), Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, a Horizontal Property Regime, as shown on plat appearing of record in Book 6250, Page 118, as established by the Master Deed of record in Book 5535, Page 713; as corrected by Master Deed and By-Laws in Book 5895, Page 516; Book 5936, Page 301; and amendments of Master Deed of record in Book 6370, Page 817; and Book 8510, Page 95,and amendments to By-Laws of record in Book 4956, Page 590; as amended in Book 5174, Page 609; Book 5548, Page 852; Book 5564, Page 582; Book 5896, Page 1; Book 8510, Page 100; Instrument No. 20120620-0053936; and Instrument No. 20181009-0100048, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evalyn Sokol, unmarried by deed from Frazier H. Fielder, married, dated February 10, 2003, recorded February 12, 2003, of record in Instrument No. 20030212-0019577, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 324 Thunder Pl, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of May, 2021

Evalyn Sokol
By: Eileen Brenner, Attorney-in-Fact

STATE OF NEW YORK
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Eileen Brenner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Evalyn Sokol and that he/she is authorized by Evalyn Sokol to execute this instrument on his/her behalf.

Witness my hand and seal at Patchogue, New York, this 25th day of May, 2021.

Notary Public at Large

My commission expires: March 23rd, 2024

Daniel T. Pinto
Notary Public State of New York
No. 01PI6405945, Suffolk County
Commission Expires March 23, 2024

True Copy Certification

I, Megan Kriner, 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 Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and **state, Megan Kriner, 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: 5/17/21

{Notary' Seal}

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY