NEW OWNER:
John Butera McDonald
196 44th Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-207

MAP & PARCEL
091-16-0B-002-00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 653609 DEEDWARR
06/10/2021 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,602.03
20210610-0078271

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVEN HUNDRED THREE THOUSAND TWO HUNDRED FIFTY DOLLARS AND 00/100 DOLLARS ($703,250.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Nicolas Alejo Deak and Patricia B. Olsavsky, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **John Butera McDonald, unmarried** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 as shown by Master Deed for Dakota Place, a Horizontal Property Regime (with private elements), of record in Instrument No. 20070531-0064766 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Nicolas Alejo Deak and Patricia B. Olsavsky, husband and wife by Warranty deed from Chance Stockton Jones and Debra Preitkins-Jones, husband and wife of record in Instrument No. 20171122-0120035 Register's Office for Davidson County, Tennessee, dated November 20, 2017 and recorded on November 22, 2017.

Being also known as 196 44th Avenue N, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 8 day of June, 2021.

Nicolas Alejo Deak

Patricia B. Olsavsky

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Nicolas Alejo Deak and Patricia B. Olsavsky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of June, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202106100078271

****

The actual consideration or value, whichever is greater, for this transfer is $**703,250.00**.

Ashley Utley

AFFIANT

Sworn to and subscribed to before me this 8th day of June, 2021.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 07-11-2021

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731