Karen Johnson Davidson County
Batch# 663341 DEEDWARR
06/23/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,062.01
20210623-0085119

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $557,300.00.

Affiant

Subscribed and sworn to before me this 17th day of June, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2021-354

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jessica Ann Matos	JP Morgan Chase Bank, N.A.	
6008A Louisiana Avenue	PO Box 78420	091-02-0F-001.00-CO
Nashville, TN, 37209	Phoenix, AZ 85062-8420	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joan Sykora, Trustee of the Joan Sykora Revocable Trust dated April 20, 2020,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jessica Ann Matos, an unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit "A" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6008 Louisiana Avenue, A Horizontal Property Regime with Private Elements as of record in Instrument No. 20140613-0051682, in the Register's Office of Davidson County, Tennessee, to which Declaration reference is hereby made for a more complete and accurate description of said property. Said Unit is comprised of Lot 9, Block "9" on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Joan Sykora, an unmarried person by General Warranty deed from SSCA Real Estate Holding Company LLC, a Tennessee limited liability company of record in Instrument No. 20150121-0005962 Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on January 21, 2015.

Being the same property conveyed to Joan Sykora as Trustee of the Joan Sykora Revocable Trust dated April 20, 2020 by Quitclaim deed from Joan Sykora of record in Instrument No. 20200423-0042576 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on April 23, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6008A Louisiana Avenue, Nashville, TN 37209.**

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 17th day of June, 2021.

The Joan Sykora Revocable Trust dated April 20, 2020

Joan Sykora, Trustee

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joan Sykora, Trustee of the Joan Sykora Revocable Trust, 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 in the capacity and for the purposes therein contained.

Witness my hand and seal at Minneapolis, Minnesota this 17th of June, 2021.

CHERYL A. BUTZ
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2023

Notary Public
My Commission Expires: 1/31/2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY