Karen Johnson Davidson County
Batch# 672015 DEEDWARR
07/07/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20210707-0091341

WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/13/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph D. Porter	Joseph D. Porter	Parcel ID: 105 05 0 384.00
(NAME)	(NAME)	
1014 Argyle Avenue	P.O. Box D	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Greenfield, TN 38230	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nicholas Wisniewski, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph D. Porter,an unmarried man**, hereinafter called the Grantees, their heirs 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 Lot No. 8 on the Plan of Bransford Realty Company's Subdivision of Lot No. 3 in Jones and Dudley's Addition, of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 36.75 feet on the North side of Fairview Avenue and extends back Northwardly between parallel lines 150 feet, more or less, to an alley in the rear.

Being the same property conveyed to Nicholas Wisniewski, an unmarried man, by Quitclaim Deed from Apex Building Solutions, LLC, of record in Instrument No. 20171229-0132345, in the Register's Office of Davidson County, Tennessee, dated on December 22, 2017 and recorded on December 29, 2017.

Being the same property conveyed to Apex Building Solutions, LLC, by Warranty Deed from Aimee Dorroll and Nick Dorroll, wife and husband, of record in Instrument No. 20160603-0056187, in the Register's Office of Davidson County, Tennessee, dated on April 27, 2016 and recorded on June 03, 2016.

***Lauren Elder is spouse of Nicholas Wisniewski and is signing to convey marital interest, if any, to said property.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1014 Argyle Avenue, Nashville, TN 37203

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 2nd day of July, 2021

Nicholas Wisniewski

Lauren Elder

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Nicholas Wisniewski and Lauren Elder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of July, 2021.

Notary Public

My Commission Expires: 6/13/2024

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 2, 2021**.

Date

Affiant Signature

07/06/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **6th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY