Karen Johnson Davidson County
Batch# 720221 DEEDWARR
09/20/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210920-0126168

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the ~~15th~~ 16th day of September, 2021.

Notary Public

My commission expires: 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Peter J. Connerth	New Owner	082-12-0S-002.00-CO
PO Box 159184		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICOLE NADVORNIK, AN UNMARRIED WOMAN AND MARK NADVORNIK, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER J. CONNERTH, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 213 North 9th Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170426-0041157 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Land in Davidson County, Tennessee.

Being the same property conveyed to Deborah E. Kehoe and Diarmuid S. Kehoe, wife and husband by Warranty deed from Mid State Investments, LLC. of record in Instrument No. 20170905-0090863 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 05, 2017.

Being the same property conveyed to Mark Nadvornik, married and Nicole Nadvornik, unmarried as tenants in common with right of survivorship by Warranty deed from Deborah E. Kehoe and husband, Diarmuid S. Kehoe of record in Instrument No. 20200522-0053468 Register's Office for Davidson County, Tennessee, dated May 21, 2020 and recorded on May 22, 2020.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 213 A North 9th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of September, 2021.

Nicole Nadvornik

Mark Nadvornik by Nicole Nadvornik, Attorney in Fact

Mark Nadvornik by Nicole Nadvornik,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicole Nadvornik, 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 foregoing instrument for the purposes therein contained.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Witness my hand and seal this 15th day of September, 2021.

Notary Public

My Commission Expires: 3/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2021, before me personally appeared Nicole Nadvornik, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark Nadvornik as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Mark Nadvornik.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Witness my hand and seal this 15th day of September, 2021.

Notary Public

My Commission Expires: 3/3/25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/17/2021 (date of document).

Affiant Signature

09/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025