Karen Johnson Davidson County
Batch# 726032 DEEDWARR
09/29/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,334.70
20210929-0130566

WARRANTY DEED

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $631,000.00

Hadley Roper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

File No. BC-21-1279

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob A. Wilinsky, Michael M. Wilinsky, and Mindy Wilinsky	NEW OWNER	
(NAME)	(NAME)	
4603 Kentucky Avenue		091-08-0P-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Connor Flaherty and Samantha Flaherty, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael M. Wilinsky and Mindy Wilinsky, husband and wife and Jacob A. Wilinsky, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 2, of 4601 Kentucky Avenue Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4601 Kentucky Avenue Cottages, a Horizontal Property Regime, of record in Instrument No. 20161221-0133902, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Connor Flaherty, a single man, by Warranty Deed from GMAT Holdings, GP, of record in Instrument No. 20171227-0130978, in the Register's Office of Davidson County, Tennessee, dated December 21, 2017 and recorded on December 27, 2017.

This is property more commonly known as 4603 Kentucky Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 21st day of September, 2021.

Connor Flaherty by Ryan Lux attorney in fact

Connor Flaherty, by Ryan Lux, his Attorney-in-Fact

Samantha Flaherty by Ryan Lux attorney in fact

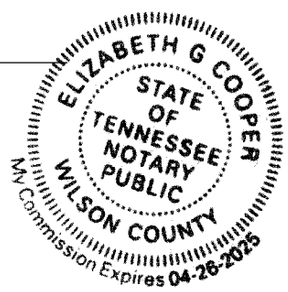
Samantha Flaherty, by Ryan Lux, her Attorney-in-Fact

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, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Connor Flaherty, and that this instrument was executed on behalf of the said Connor Flaherty for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _202109290130565_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 21st day of September, 2021.

Notary Signature
My commission expires:

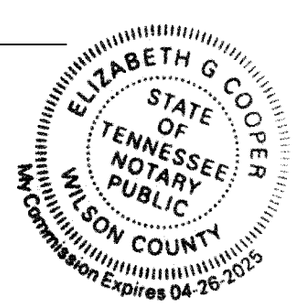


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Samantha Flaherty, and that this instrument was executed on behalf of the said Samantha Flaherty for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _202109290130565_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 21st day of September, 2021.

Notary Signature
My commission expires:



Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Sept 21st, 2021.

Hadley Roper
Affiant Signature

9/21/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9/21/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY