Karen Johnson Davidson County
Batch# 730675 DEEDWARR
10/05/2021 02:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,764.90
20211005-0133919

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30 day of September, 2021.

(Affix Seal) Notary Public

My Commission Expires: 6/14/25

MARK S WARNER III
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

2021-1978-1

THIS INSTRUMENT WAS PREPARED BY / PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jacqueline M. Wiseman 1405 A Straightway Avenue Nashville, TN 37206	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Map/Parcel 072 14 3U 001.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Sojka,** Married and **James Sojka,** Married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Jacqueline M. Wiseman,** Unmarried, hereinafter called the GRANTEE, her heirs and assigns, that 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 No. A of 1405 Straightway Circle Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1405 Straightway Circle Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180619-0058975, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jeffrey Sojka, Unmarried and James Sojka, Married, by Warranty Deed from Urban Dwell Homes, Lp, A Tennessee Limited Partnership, of record in Instrument No. 20190307-0021057, in the Register's Office of Davidson County, Tennessee, dated March 1, 2019 and recorded on March 7, 2019.

This conveyance is subject to the following: This conveyance is subject to Metropolitan Nashville property taxes for the year 2022, and subsequent years, a lien not yet due or payable; Metropolitan Nashville property taxes for the year 2021 have been prorated between the parties as of this day and paid, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1405 A Straightway Avenue, Nashville, TN 37206.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

*The real property conveyed herein has never been the principal place of residence of James Sojka's spouse.

Effective the 30 day of September, 2021.

James Sojka

Jeffrey Sojka

Emily Sojka

STATE OF California
COUNTY OF Los Angeles

On this 21 day of September, 2021, before me personally appeared James Sojka, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of September, 2021.

See Attached GH 9/21/2024
Notary Signature
My commission expires:

STATE OF Tennessee
COUNTY OF Williamson

On this 30th day of September, 2021, before me personally appeared Jeffrey Sojka, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2021.

Notary Signature
My commission expires: 11/16/2024

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2021, before me personally appeared Emily Sojka, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2021.

Allisyn G Pinkston
Notary Signature
My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 9 / 21 / 2021 before me, Garret Hernandez Notary Public
(insert name and title of the officer)

personally appeared James Soyka,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VRS5 GARRET HERNANDEZ VRS5
COMM. # 2319166
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Feb. 13, 2024

Signature _____ (Seal)

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/30/21.

Affiant Signature

10/4/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 4 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY