WARRANTY DEED

Karen Johnson Davidson County
Batch# 750057 DEEDWARR
11/05/2021 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,476.30
20211105-0148260

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Jamelka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible] DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DONE OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James C. Sojka and Pamela J. Sojka, Trustees of The Sojka Family Trust of 2008, dated April 17, 2008	James C. Sojka and Pamela J. Sojka, Trustees of The Sojka Family Trust of 2008, dated April 17, 2008	Parcel ID: 062 13 0 153.00
(NAME) 2203 Pennington Bend Road	(NAME) 2203 Pennington Bend Rd	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, **Tony L. Adams and Pamela J. Adams, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James C. Sojka and Pamela J. Sojka, Trustees of The Sojka Family Trust of 2008, dated April 17, 2008**, 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. 3 on the Plat of Tony and Pamela Adams Property, as of record asInstrument number 2020110200141044, in the Register's Office for said County, to which said plan reference is hereby made for a more complete description thereof.

Included but expressly excluded is a Twelve foot ingress and egress easement granted to H. D. Claughton and further described in Book 7476, Page 372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tony L. Adams and Pamela J. Adams (Husband and Wife), by Quitclaim Deed from Vernonda F. Rogers, unmarried, of record in Instrument No. 20151120-0117915, in the Register's Office of Davidson County, Tennessee, dated August 10, 2015 and recorded on November 20, 2015.

Being the same property conveyed to Vernonda F. Rogers, an unmarried person, by Warranty Deed from Estate of Morris Levine, deceased, represented by Gay Levine Eisen, Executrix, of record in Instrument No. 20040219-0019431, in the Register's Office of Davidson County, Tennessee, dated February 19, 2004 and recorded on February 19, 2004.

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 2203 Pennington Bend Road, Nashville, TN 37214

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 22 day of OCTOBER, 2021

Tony L. Adams

Pamela J. Adams

STATE OF Tennessee

COUNTY OF DAVIDSON

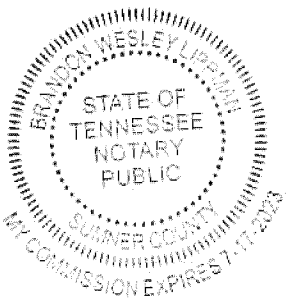
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tony L. Adams and Pamela J. Adams, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged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

Witness my hand and official seal, this the 22nd day of October, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



Certificate of Authenticity

I, Jamika Jones, 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 10/22/2021.

Date

Jamika Jones
Affiant Signature

11/02/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2ND day of NOVEMBER, 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