WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

EMILY ALEXANDER PHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacqueline Wojtkiewicz	Same as new address	Map/Parcel 117020024.00
(NAME)	(NAME)	
2506 Sharondale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 757421 DEEDWARR
11/18/2021 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20211118-0153536

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Laura Harris, unmarried** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Peter Wojtkiewicz and Jacqueline Wojtkiewicz, Husband and Wife** hereinafter called the GRANTEE(S), their 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. 2 on the Plan of Sharondale Subdivision, of record in Plat Book 3500, Page 127, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning at a point in the northeasterly margin of Sharondale Drive at he corner of lots Nos. 1 and 2; thence with the line between said lots, northeasterly 164.35 feet to the line of Lot No. 3; thence with the line between Lots 2 and 3 northwesterly 61.85 feet to the southeasterly margin of Woodlawn Drive; thence with the margin of the same, southwesterly as follows: 57.52 feet to a concrete monument; 60.33 feet to a concrete monument; 27.06 feet to a concrete monument at the beginning of curve; thence around said curve in a southerly direction 45.56 feet to the margin of Sharondale Drive thence with the margin of same, southeasterly 67.80 feet to the point of beginning.

Being the same property conveyed to **Laura Harris**, unmarried and Stephanie King, unmarried, tenants in common with right of survivorship by Warranty Deed from Jodie Beneke, CO-Trustee of Ellen C. Lawson, Trustee of the Ellen C. Lawson Revocable Living Trust dated February 16, 2017, dated 04/17/2019 and recorded 04/25/2019, of record in Instrument 201904250038297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Laura Harris** by Quitclaim Deed from Stephanie King, dated 07/24/2021 and recorded 08/09/2021, of record in Instrument 202108090106826, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 3500, Page 127 and amended Book 3871, Page 129, in the Register's Office for Davidson County, Tennessee. Right of Way Easement deed for Highway purposes including terms and conditions thereof as recorded in Book 4793, Page 84, in the Register's Office for Davidson County, Tennessee. Charter of Sharondale Townhomes Homeowners Association, Inc record in Instrument 201403310026515, Register's Office for Davidson County, Tennessee. Rights of tenants under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2506 Sharondale Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of November, 2021.

Laura Harris

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laura Harris**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of November, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

I, Emily Prophet, 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 11.12.21 (date of document).

Affiant Signature

11.12.2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12Th day of November, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

