Karen Johnson Davidson County
Batch# 796425 DEEDWARR
01/27/2022 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220127-0010126

PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62354
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Emily Zizzo 124 Noel Cove Circle Hermitage, TN 37076	North American Savings Bank 903 E. 104th St Suite 400 Kansas City, MO 64131

TAX MAP PARCEL NUMBERS: 086100B12400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wendy Ann Cholewa, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Emily Zizzo, an unmarried person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 124 on the Plan of Noel Voce Townhomes, shown as an Exhibit to the Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030924-0141428, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Wendy Ann Cholewa, an unmarried woman by Warranty Deed from Nathaniel F. Dallas, a married man, dated August 27, 2018 and recorded on August 28, 2018 of record in Instrument No. 20180828-0085115, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record shown as an Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030924-0141428, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description Stormwater Detention Agreement of record in Instrument No. 20030617-0083356, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030924-0141428, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Noel Cove Townhomes of record in Instrument No. 20030812-0115541, said Register's Office

This is improved property, known as 124 Noel Cove Circle, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of January, 2022.

Wendy Ann Cholewa

Wendy Ann Cholewa

State of Tennessee

County of Davidson

On this 18th day of January, 2022, before me the undersigned authority, personally appeared Wendy Ann Cholewa, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Carmen Coats

Affiant

Sworn and subscribed before me this 18th day of January, 2022.

Eliza Whitfield

Notary

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

My Commission Expires: 5-5-2025

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 01/19/2022 ____ (date of document).

Affiant Signature

01/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of January, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025