Karen Johnson Davidson County
Batch# 839934 DEEDWARR
04/14/2022 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20220414-0043553

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $990,000.00. Affiant Subscribed and sworn to before me, this the 6th day of April, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Philip Robert Stamp and Christine Contessa Stamp	FIFTH THIRD BANK	105-01-1J-002.00-CO
25 Terminus Place Northeast	5050 KINGSLEY DRIVE	
Atlanta, GA 30305	CINCINNATI, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELISSA WISNIEWSKI JONES AND JAMES SUTTON JONES, WIFE AND HUSBAND, GARY WISNIEWSKI, A MARRIED MAN* AND NICHOLAS WISNIEWSKI, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILIP ROBERT STAMP AND CHRISTINE CONTESSA STAMP, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: CSB

Land in Davidson County, Tennessee, being Unit No. B, on the Plan of 921 13th Avenue South Cottages a Horizontal Property Regime with Private Elements, files as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180427-0040086 and Amended in Instrument No. 20190410-0032731, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Melissa Wisniewski Jones and James Sutton Jones, wife and husband, Gary Wisniewski, married and Nicholas Wisniewski, married by Special Warranty deed from Apex Building Solutions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191209-0126701 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on December 09, 2019.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 923 13th Avenue South, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of April, 2022.

Melissa Wisniewski Jones by James Sutton Jones, Attorney-In-Fact

Melissa Wisniewski Jones by James Sutton Jones, Attorney-In-Fact

James Sutton Jones

Gary Wisniewski

Nicholas Wisniewski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Sutton Jones, Individually and as Attorney in Fact for Melissa Wisniewski Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of April, 2022.

Notary Public

My Commission Expires: 3|3|25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Wisniewski and Nicholas Wisniewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of April, 2022.

Notary Public

My Commission Expires: 3|3|25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 04/08/2022 ____ (date of document).

Affiant Signature

04/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of April, 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