WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 6640 Shady Oak Road Suite 400 Eden Prairie, MN 55344 863024 3073-00262 Stacy Scherer	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 549,900.00 Affiant Subscribed and sworn to before me, this the 6 day of July 2022. Katherine Warren Notary Public My commission expires: 3/22/26 (Affix Seal) KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 03/22/2026

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Doug Kilarski	NAME: New owner
STREET ADDRESS: 604 Ashley Ct. Nashville	STREET ADDRESS:
MAP & PARCEL NO.: 161-07-0-067.00	TN 37211

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, Alison Utke, a single person hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Doug Kilarski, an unmarried man

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows: See Exhibit "A" attached hereto

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Section Four, Huntington Park of record in Plat Book 4460, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved property known as: 604 Ashley Ct, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 885497 DEEDWARR
07/07/2022 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $2,034.63
20220707-0078571

WITNESS MY/OUR SIGNATURE(S) THIS 1st day of June, 2022.

X Alison Utke

Alison Utke

State of Georgia } ss

County of Fulton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Alison Utke, single (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 1st day of JUNE, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Ellen Hayley Sipe

Notary Public

My commission expires 10/20/2025

ELLEN HAYLEY SIPE NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 10/20/2025 FULTON COUNTY, GEORGIA

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Section Four, Huntington Park of record in Plat Book 4460, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alison Utke, a single person by Warranty deed from Gregory Edrington and Cindy Edrington, husband and wife of record in Instrument No. 20161005-0104945 Register's Office for Davidson County, Tennessee, dated September 27, 2016 and recorded on October 05, 2016.

Being the same property conveyed to Alison Utke, a single person by Warranty deed from Gregory Edrington and Cindy Edrington, husband and wife of record in Instrument No. 20161014-0108938 Register's Office for Davidson County, Tennessee, dated September 27, 2016 and recorded on October 14, 2016.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/6/22 (date of document).

Jennifer L. Pennell

7/6/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of July, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

