WARRANTY DEED

Karen Johnson Davidson County
Batch# 887873 DEEDWARR
07/12/2022 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $897.25
20220712-0080152

JM-W-22-104

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ADRIENNE M HOWELL
Notary Public - State of New York
NO. 01HO6220035
Qualified in New York County
My Commission Expires Apr 5, 2026

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dalibor Lesso	**Keller Mortgage, LLC dba Keller Mortgage**	
(NAME) **104 Nelson Ct W**	(NAME) **4725 Lakehurst Court, Ste. 400**	**033-16-0-268.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Dublin, OH 43016**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SHANNON NICOLE SALIGA, UNMARRIED, AND WILLIAM J. WINBORNE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DALIBOR LESSO, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 107-B, Zone Lot Division of Primrose Meadows, Section 2, of record in Plat Book 6900, Page 105, 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 Shannon N. Winborne and William J. Winborne, wife and husband by Warranty deed from K. Ryan Meadows, married of record in Instrument No. 20171016-0105886 Register's Office for Davidson County, Tennessee, dated October 11, 2017 and recorded on October 16, 2017.

The said Shannon N. Winborne is now known as Shannon Nicole Saliga pursuant to divorce decree filed in the Third Circuit Court for Davidson County, Tennessee, case No. 20D79.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Book 6900, Page 105, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6178, Page 597, amended in Book 6178, Page 600, Book 6178, Page 603, Book 7976, Page 410 and Book 8183, Page 995, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **104 Nelson Ct W, Madison, Tennessee 37115**.

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), their heirs and 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), 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 my/our hand(s) this the 29th DAY OF JUNE, 2022.

William J. Winborne

STATE OF NEW YORK
COUNTY OF New York

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

Witness my hand and official seal, this the 29th of June, 2022.

Notary Public
My Commission Expires: 4/05/2026
(SEAL)

ADRIENNE M HOWELL
Notary Public - State of New York
NO. 01HO6220035
Qualified in New York County
My Commission Expires Apr 5, 2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 29th DAY OF JUNE, 2022.

Shannon Nicole Saliga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Joshua A. Terry, 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 6/29/2022.

Affiant Signature

7/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON