Warranty Deed

Karen Johnson Davidson County Batch# 899159 DEEDWARR 08/04/2022 03:08:30 PM 3 pgs Fees: $18.00 Taxes: $1,293.15 20220804-0089003	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $349,500.00. Affiant Subscribed and sworn to before me, this the 28th day of July, 2022. Notary Public My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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:
Jake Tyler Wysiadlowski	New Owner(s)	060-12-0-021.00
2902 Morningside Drive	2902 Morningside Dr	
Nashville, TN 37207	Nashville, TN 37207	

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, **ONEDAJOY, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAKE TYLER WYSIADLOWSKI, AN UNMARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 45 and 46 of Block B on the Plan of Highland Park Subdivision of record in Plat Book 974, Page 33, 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 Arnelle J. Mincey by Warranty deed from Mattie Lee Heirs, Sarah Lee Johnson, Carl E. Gosmann and Patricia J. Gosmann Shanks of record in Book 5096, page 485, Register's Office for Davidson County, Tennessee, dated November 18, 1976 and recorded on December 14, 1976.

Being the same property conveyed to Arnelle J. Mincey by Quitclaim deed from Heather Joy Bell, Crystal Michelle Lane and Betty McCaskill, in equal one third undivided interests of record in Instrument No. 20091208-0112095 Register's Office for Davidson County, Tennessee, dated December 01, 2009 and recorded on December 08, 2009.

Being the same property conveyed to Crystal Michelle Lane and Betty McCaskill, in equal undivided interests by Quitclaim deed from Heather Joy Bell of record in Instrument No. 20091223-0116912 Register's Office for Davidson County, Tennessee, dated December 23, 2009 and recorded on December 23, 2009.

Being the same property conveyed to Crystal Michelle Lane by Quitclaim deed from Bettie H. McCaskill of record in Instrument No. 20101101-0087251 Register's Office for Davidson County, Tennessee, dated November 01, 2010 and recorded on November 01, 2010. Affidavit recorded on March 23, 2018, recorded in Instrument No. 20180323-0027793.

Being the same property conveyed to Ralph Jeffery Washington Jr. by Quitclaim deed from Crystal Michelle Lane of record in Instrument No. 20171013-0104917 Register's Office for Davidson County, Tennessee, dated October 02, 2017 and recorded on October 13, 2017. Order to Quiet Title recorded on August 20, 2021, in Instrument No. 20210820-0113221.

Being the same property conveyed to Patrick Bryan Holt by Quitclaim deed from Crystal Michelle Lane of record in Instrument No. 20210826-0115459 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 26, 2021.

Being the same property conveyed to ONEDAJOY, LLC, a Florida limited liability company by Warranty deed from Patrick Bryan Holt, a married man of record in Instrument No. 20211022-0142157 Register's Office for Davidson County, Tennessee, dated October 19, 2021 and recorded on October 22, 2021.

The address of the herein described property is believed to be 2902 Morningside Drive, Nashville, TN 37207, 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 28th day of July, 2022.

ONEDAJOY, LLC, a Florida Limited Liability Company

By: _____
Barbara Weiss, Member

By: _____
Jonathan Weiss, Member

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 Barbara Weiss and Jonathan Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of ONEDAJOY, LLC, a Florida Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 7 day of July, 2022.

_____
Notary Public

My Commission Expires: 3.3.25

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

Certificate of Authenticity

I, Emily Manno, 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 7/28/22.

Date

Affiant Signature

7/28/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of July, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON