Karen Johnson Davidson County
Batch# 902978 DEEDWARR
08/12/2022 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20220812-0091956

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227343

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,075,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Regina Sullo
Affiant

Sworn to and subscribed before me this 9th day of August, 2022.

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Sharon Fernandez
Notary Public
My Commission Expires: 3/3/26

WARRANTY DEED

THIS INDENTURE, made this 9th day of August, 2022, among:

ANNA MARIE KARKUS, WIDOW

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TRENT FLEEGE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. K, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 505 Wedgewood Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170206-0012284, as amended in Instrument No. 20170530-0053691 and in Instrument No. 20180404-0031794, in the Register's Office for Davidson County, Tennessee, and shown on the Site Plan attached as Exhibit "B" to the aforesaid Declaration, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anna Marie Karkus, widow by Warranty Deed from Jared James Wilson, an unmarried man, April 22, 2022, of record in Instrument No. 20220429-0050302.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Anna Marie Karkus

State of New York
County of New York

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

Witness my hand and official seal this 9th day of August, 2022.

Notary Public
My Commission Expires: 02/16/25

ONICA A MATTHEWS
Notary Public, State of New York
Reg. No. 01MA6414280
Qualified in Kings County
Commission Expires February 16,2025

Owner Name & Property Address:

Name: Trent Fleege
Address: 505 K Wedgewood Avenue
City, State, Zip: Nashville, TN 37203

Responsible Party For Taxes:

Name: Trent Fleege
Address: 505 K wedgewood Ave
City, State, Zip: Nashville, TN 37203

Tax ID: 105-11-4E-011.00

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 8/9/22 (date of document).

Affiant Signature

8/12/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

