Karen Johnson Davidson County
Batch# 906500 DEEDWARR
08/23/2022 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220823-0094903

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $650,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of August, 2022. Notary Public My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-28-2025

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:
Log Cabin, LLC	New Owner(s)	062-09-0-017.00
PO Box 340020		
Nashville, TN 37203		

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, **LUKE FEKETE AND SARAH FOX KUNIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOG CABIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 a part of Lot 18 and part of Lot 19 on the Map of Riverwood Subdivision of record in Book 547, Page 62, Register's Office for Davidson County, Tennessee, and described as follows according to a survey, dated 5/7/77, by Ralph Lambert & Son, surveyors, as follows:

Said parts of Lots No. 18 and 19 join together and front a total of 214.34 feet on the Southerly margin of Cedarwood Drive; thence, from a point, an iron pin, on said margin which is 11.0 feet Easterly from the intersection of said margin with the Easterly margin of Brush Hill Road, Southeasterly with an existing fence, on a line with the Westerly margin of Lots 18 and 19, a total of 150.0 feet to an iron pin; thence, Easterly, returning to the Southerly margin of Cedarwood Drive, 118.9 feet; thence, Northeasterly, with said margin, 214.34 feet to the point of beginning, containing .205 acres, more or less.

Being the same property conveyed to Luke Fekete and Sarah Fox Kunin by Warranty deed from Rick C. Tanley and Joyce Davenport Tanley, husband and wife of record in Instrument No. 20180807-0077441 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on August 07, 2018.

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 3745 Cedarwood Drive, Nashville, TN 37216, 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 22nd day of August, 2022.

Luke Fekete

Sarah Fox Kunin

STATE OF TEXAS
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luke Fekete and Sarah Fox Kunin, 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 19th day of August, 2022.

Notary Public

My Commission Expires: 1/30/2024

ASHLEY RAE
Notary ID #12565637
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. Jan 30, 2024

Certificate of Authenticity

I, Beth Cooper, 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 **August 22, 2022**.

Affiant Signature

August 22, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

22nd day of **August**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return To:

Magnolia Title and Escrow
1104 Fatherland Street
Nashville, TN 37206