Karen Johnson Davidson County
Batch# 913875 DEEDWARR
09/08/2022 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20220908-0100580

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2022.

Notary Public

My commission expires:

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:
Mobeck Properties, LLC	New Owner(s)	118-02-0S-002.00-CO
839A Dewees Avenue		
Nashville, TN 37204		

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, **JESSICA GUNNAR, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOBECK PROPERTIES, 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:

1113

A certain tract or parcel of land in Davidson County, Tennessee, described as follow, to wit:

Being all of Unit B, according to the Plan of 2813 West Kirkwood Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20131219-0128078, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to Laura Leone Sochacki and Andrew L. Sochacki, wife and husband by Warranty Deed from Blue Sky Construction, Inc., a Tennessee corporation of record in Instrument No. 20150518-0045302 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 18, 2015. Being the same property conveyed to Jessica Marie Gunnar and Lars Gunnar, wife and husband by Warranty Deed from Laura Leone Sochacki and Andrew L. Sochacki, wife and husband of record in Instrument No. 20200713-0076367 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 13, 2020.

Being the same property conveyed to Jessica Gunnar by Quitclaim Deed from Jessica Marie Gunnar, an unmarried woman and Lars Gunnar, an unmarried man of record in Instrument No. 20211221-0168612 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 21, 2021.

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 2813 B West Kirkwood Avenue, Nashville, TN 37204, 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 7th day of September, 2022.

Jessica Gunnar

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 Jessica Gunnar, 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 7th day of September, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/08/2022 ____ (date of document).

Affiant Signature

09/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of September, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025