Warranty Deed

Karen Johnson Davidson County Batch# 926988 DEEDWARR 10/07/2022 12:32:30 PM 2 pgs Fees: $13.00 Taxes: $1,905.50 20221007-0110689	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $515,000.00 Affiant Subscribed and sworn to before me, this the 30th day of September, 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:
Dawn D. O'Rourke Brian Edward O'Rourke	New Owners	091-05-0W-019.00-CO
700 James Avenue #14	216 Newport Drive	
Nashville, TN 37209	Peachtree City, GA 30269	

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, **RACHEL TRACZEWSKI, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAWN D. O'ROURKE AND BRIAN EDWARD O'ROURKE, WIFE AND HUSBAND**, 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 Unit No. 19, "The Rows at the Annex", a Horizontal Property Regime with Private Elements, as stated and recorded in Instrument No. 20180516-0046957 and amended in Instrument No. 20190814-0080842, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Austin Stephens, an unmarried man by Warranty deed from 670 James Ave, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20180807-0077563 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 07, 2018 and Affidavit of Scrivener' s Error recorded on December 26, 2019 in Instrument No. 20191226-0133425, Deed of Correction recorded on October 01, 2020 in Instrument No. 20201001-0113491 and Deed of Correction recorded on October 28, 2020 in Instrument No. 20201028-0124614.

Being the same property conveyed to Rachel Traczewski, unmarried woman by Warranty deed from Austin Stephens, married of record in Instrument No. 20201029-0126204 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on October 29, 2020.

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 700 James Avenue #14, Nashville, TN 37209, 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 30th day of September, 2022.

RT

Rachel Traczewski

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel Traczewski, 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 29th day of September, 2022.

Notary Public

My Commission Expires: Oct. 1. 2024

DANIELLE ANNE DUTILY
Notary Public - State of Florida
Commission # HH 039639
My Comm. Expires Oct 1, 2024
Bonded through National Notary Assn.

Certificate of Authenticity

I, Emily Manna, 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 9/29/22

Emily Manna
Attorney Signature

9/29/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of Sept. 22

Julie Lasiade
Notary's Signature

My Commission Expires 1/3/23
Date

Notary's Seal (if on paper)