Karen Johnson Davidson County
Batch# 931169 DEEDWARR
10/18/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20221018-0113801

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Diana Porashka and Ivaylo Porashki 708 Kelsey Court Antioch, TN 37013	Legacy Home Loans dba Steadfast Mortgage 4004 Hillsboro Pike, Ste 216B Nashville, TN 37215	173-11-0A-064.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lynsa Nguyen,unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Diana Porashka and Ivaylo Porashki, wife and husband** , hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 43. on the Plan of Section Two, Stanford Village, RS10 Cluster Development. of record in Instrument No. 20010226-0017614, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lynsa Nguyen, unmarried by Warranty Deed from Angela Wilson, unmarried of record in Instrument number 20190530-0051027, dated May 28, 2019 and recorded on May 30, 2019, Register's Office for Davidson County, Tennessee.

This is property commonly known as 708 Kelsey Court, Antioch, TN 37013*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand, this 14th **day of October, 2022:**

Lynsa Nguyen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynsa Nguyen,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of October, 2022:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$419,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14 DAY OF October, 2022.

Notary Public

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/14/2022 (date of document).

Jennifer Russell
Affiant Signature

10/18/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of October 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

