Karen Johnson Davidson County
Batch# 953572 DEEDWARR
12/20/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,085.95
20221220-0131577



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $293,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/20/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/28/26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4544

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Todd Kollar and Cheri Kollar	NEW OWNER	050 03 0 074.00
500 Hollowdale		
Edmond, OK 73003		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Samuel A. Wilkey and Jesse M. Wilkey f/k/a Jesse M. Rollins, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd Kollar and Cheri Kollar, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 100, on the Pan of Bellshire Terrace, Section 2, as of record in Book 6250, Pages 673, and 674, amended in Book 6927, Page 722, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel A. Wilkey, by deed dated 08/04/2017, from Justin Rogers, a married man, of record in Instrument Number 20170815-0083646, and being further conveyed to Samuel A. Wilkey and Jesse M. Rollins, by deed dated 08/04/2017 and recorded 08/15/2017, from Samuel A. Wilkey, of record in Instrument Number 20170815-0083647, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1405 Tempany Court Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 on December 20, 2022.

Samuel Adam Wilkey

Samuel Adam Wilkey

Jesse McCall Wilkey

Jesse McCall Wilkey

STATE OF Virginia

COUNTY OF Loudoun County

The foregoing instrument was acknowledged before me
Personally appeared by audio-video communication before me, an online Notary Public of said County and State, Samuel Adam Wilkey and Jesse McCall Wilkey, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 19, 2022.

Nicholas Jermarel Bouknight

REGISTRATION NUMBER
7877764
COMMISSION EXPIRES
April 30, 2024

7877764

Electronic Notary Public

Notary Public

My Commission Expires: 04/30/2024

Notarized online using audio-video communication

File #: 2022-4544

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 20, 2022.

J. Carlton Drumwright

December 20, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 20, 2022.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY