Warranty Deed

Karen Johnson Davidson County Batch# 997379 DEEDWARR 04/28/2023 11:09:30 AM 3 pgs Fees: $18.00 Taxes: $1,664.63 20230428-0031457	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $449,900.00. Affiant Subscribed and sworn to before me, this the 26th day of April, 2023. Notary Public My commission expires:

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:
Erin Kelly and Patrick Kelly	New owner	073-05-0-185.00
2309 Andrew Place	Property	
Nashville, TN 37216		

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, **MEGHAN O. SOKOLNICKI FKA MEGHAN O. DUNAWAY, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIN KELLY, AN UNMARRIED WOMAN, AND PATRICK KELLY, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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 Lot No. 17 of Riverwood Terrace Subdivision recorded in Book 1835, Page 134, Register's Office for Davidson County, Tennessee.

Beginning at a point in the margin of Andrew Place at the common corner of Lots 16 and 17; thence with the line between said Lots 131 feet to a point; thence southeasterly 122.6 feet to a point in the margin of Cooper Lane; thence with the margin of said lane 108 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in the southeasterly direction 31.42' to a point in the margin of Andrew Place; thence with the margin of same northwesterly 100 feet to the beginning.

Being the same property conveyed to Meghan O. Dunaway, an unmarried individual by Warranty Deed from David Lapsley and Melissa Lapsley, husband and wife (formerly both unmarried) of record in Instrument No. 20150304-0018937 Register's Office for Davidson County, Tennessee, dated February 24, 2015 and recorded on March 04, 2015.

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 2309 Andrew Place, 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 26th day of April, 2023.

Meghan O. Sokolnicki

*** Kevin Sokolnicki, spouse of Meghan O. Sokolnicki, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.**

Kevin Sokolnicki

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 Meghan O. Sokolnicki and Kevin Sokolnicki, 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 26th day of April, 2023.

Notary Public

My Commission Expires: 3-3-25

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

Certificate of Authenticity

I, Emily Manno, 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 **4/26/23**.

Date

Affiant Signature

4/26/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026