Karen Johnson Davidson County
Batch# 997446 DEEDWARR
04/28/2023 01:58:30 PM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20230428-0031541

WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-101

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lisa Bugajski	New Owner	105 01 0B 405.00
(NAME) 232 31st Avenue North	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher G. Mobley, an unmarried man, and J. Steven Mobley and Robin R. Mobley, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Lisa Bugajski, unmarried** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This improved is improved property located at 1010 16th Avenue South, Unit 405, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with

Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 28th day of April, 2023.

GRANTORS:

Christopher Mobley

Christopher G. Mobley

J. Steven Mobley by Christopher Mobley A/F

J. Steven Mobley by Christopher Mobley, his Attorney-In-Fact Pursuant to Power of Attorney of Instrument No.202304280031539

Robin R. Mobley by Christopher Mobley A/F

Robin R. Mobley by Christopher Mobley, her Attorney-In-Fact Pursuant to Power of Attorney of Instrument No.202304280031540

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Christopher G. Mobley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 28 day of April, 2023.

Hunter B. Thrasher

Notary Public

My Commission Expires: 10-26-25

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Christopher G. Mobley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, J. Steven Mobley, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this April day of 28th, 2023.

NOTARY PUBLIC

My commission expires: 5/9/26

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Christopher G. Mobley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, Robin R. Mobley, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this April day of 28th, 2023.

NOTARY PUBLIC

My commission expires: 5/9/26

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit No. 405 on the Plan of Ten Ten on the Row, a Horizontal Property Regime, filed as Exhibit B to and Established by the Master Deed of record in Instrument No. 20071023-0125441, as amended in Instrument No. 20090224-0015964; Instrument No. 20090507-0041965; Instrument No. 20090929-0090277; Scrivener's Affidavit in Instrument No. 20141009-0093659; Assignment in Instrument No. 20141009-0093660 and further amended in Instrument No. 20120905-0080264, in the Register's Office for Davidson County, Tennessee, together with an Undivided Percentage interest in the Common Areas/Elements Appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the By-laws of the Association of Owners. Parking Space No. 15 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 405.

Being the same property conveyed to Christopher G. Mobley, Unmarried and J. Steven Mobley and Robin R. Mobley, Husband and Wife, by Warranty Deed from Russell C. Melvin and Suzanne A. Melvin, Husband and Wife, of record in Instrument No. 20130723-0076025, in the Register's Office of Davidson County, Tennessee, dated July 19, 2013, and recorded on July 23, 2013.

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 April 28, 2023.

Signature
Date: April 28, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 28th day of April, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025