Karen Johnson Davidson County
Batch# 1000235 DEEDWARR
05/05/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20230505-0033575

Warranty Deed

LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $825,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of May, 2023. Notary Public My commission expires: 10/2/2023

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:
Andrew Terajewicz and Katie O'Connell	**First Horizon Bank**	091-09-3L-00100CO
6368A Alamo Place	**1 Corporate Drive, Ste 360**	
Nashville, TN 37209	**Lake Zurich, IL 60047**	

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, **JORDAN WEDELL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TERAJEWICZ AND KATIE O'CONNELL, HUSBAND AND WIFE AS JOINT TENANTS**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 6368 Alamo Place, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 6368 Alamo Place, a Horizontal Property Regime, of record in Instrument Number 20210420-0052530, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Robert E. Rutland and wife, Sandra J. Rutland by Warranty deed from J. W. Prosser and wife, Alma Prosser of record in Book 5391, page 470 Register's Office for Davidson County , Tennessee, dated January 13, 1979 and recorded on February 01, 1979.

Being a portion of the same property conveyed to Billy G. Mann by Substitute Trustee's deed from Arnold M. Weiss, Substitute Trustee of record in Book 8695, page 413 Register's Office for Davidson County , Tennessee, dated June 09, 1992 and recorded on August 05, 1992.

Being a portion of the same property conveyed to Billy G. Mann, Trustee, UDT, Billy G. Mann & Nancy Lee Mann Family Trust, dated June 25, 2007 by Quitclaim deed from Billy G. Mann of record in Instrument No. 20080109-0002638 Register's Office for Davidson County, Tennessee, dated August 08, 2007 and recorded on January 09, 2008.

Being a portion of the same property conveyed to Mitchell G. Mann by Special Warranty deed from Monica N. Slater, (f/k/a Monica N. Mann) Melissa L. Haney, (f/k/a Melissa L. Mann), Margarett M. Kimble (f/k/a Margarett M. Mann a/k/a Margaret M. Mann), and Mitchell G. Mann, as successor Co-Trustees of the Billy G. Mann & Nancye Lee Mann Family Trust created by Declaration of Trust dated June 26, 2007 of record in Instrument No. 20170427-0041663 Register's Office for Davidson County, Tennessee, dated April 22, 2017 and recorded on April 27, 2017.

Being a portion of the same property conveyed to Mitchell G. Mann and Carlotta Dawn Mann, husband and wife by Quitclaim deed from Mitchell G. Mann of record in Instrument No. 20170905-0090823 Register's Office for Davidson County, Tennessee, dated August 28, 2017 and recorded on September 05, 2017.

Being a portion of the same property conveyed to Mark Larimore, Trustee of Larimore & Lyons, LLC Cash Balance Plan Two by Warranty deed from Mitchell G. Mann and Carlotta Dawn Mann, husband and wife of record in Instrument No. 20201207-0141520 Register's Office for Davidson County, Tennessee, dated December 07, 2020 and recorded on December 07, 2020.

Being the same property conveyed to Haley Durham Larimore, unmarried by Warranty deed from Mark Larimore, Trustee of Larimore & Lyons, LLC Cash Balance Plan Two of record in Instrument No. 20210503-0058636 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on May 03, 2021.

Being the same property conveyed to Jordan J. Wedell, an unmarried man by Warranty Deed from Haley Durham Larimore, unmarried, dated May 6, 2022 and recorded May 17, 2022 in Instrument No. 20220517-0056493, Register's Office of Davidson County, Tennessee.

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 6368 A Alamo Place, 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 2nd day of May, 2023.

Jordan WEDELL

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 Jordan WEDELL 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 2nd day of May, 2023.

Notary Public

My Commission Expires: 7-1-25

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

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 5/2/2023.

D. Shayne Adair

5/5/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 **day of** May, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026