Karen Johnson Davidson County
Batch# 1011104 DEEDWARR
06/05/2023 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20230605-0042334

WARRANTY DEED

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00

Tiffany Rooker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/03/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Dziuda and Shannon Dziuda	**New Owner**	
(NAME)	(NAME)	117153G00200CO
4103B Oriole Pl.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WHITE PINES BUILDING GROUP, LLC,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW DZIUDA AND SHANNON DZIUDA, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEES, 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 Unit B of Homes at 4103 Oriole Place, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4103 Oriole Place, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220222-0019745, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4103 Oriole Place, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No.20220222-0019745, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Marian H. Jenkins, Trustee, or her successors in trust, under the revocable Jenkins Living Trust, dated August 28, 1997, and any amendments thereto by Warranty Deed from Marian Hontz Jenkins, being one and the same as Marian H. Jenkins of record in Book 11669, Page 804, Register's Office of Davidson County, Tennessee, dated September 17, 1999 and recorded on September 21, 1999. The said Marian H. Jenkins died testate on April 21, 2017.

***A Tennessee Limited Liability Company**

Being the same property devised to Timothy K. Jenkins, Trustee of the Jenkins Living Trust dated August 28, 1997 and any amendments thereto, by the Last Will and Testament of Marian H. Jenkins, as shown in Case No. 17P1107, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, dated September 16, 1999 and filed for record on June 20, 2017.

Being a portion of the same property conveyed to White Pines Building Group, LLC, a Tennessee limited liability company by Warranty deed from Timothy K. Jenkins, Trustee of The Jenkins Living Trust dated August 28, 1997 of record in Instrument No. 20220222-0019742 Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on February 22, 2022. (Value of consideration shown in aforementioned deed $627,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4103B Oriole Pl., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 this 1st day of June, 2023

WHITE PINES BUILDING GROUP, LLC

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of White Pines Building Group, LLC , and that he as such Authorized Agent of White Pines Building Group, LLC executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of White Pines Building Group, LLC

Witness my hand and official seal this 1st day of June, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public

Certificate of Authenticity

I, Kimberly Hollingshead, 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 06/01/2023.

Kimberly Hollingshead, Esq.

06/05/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of June, 2023.

Notary Signature

My Commission Expires 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY