Name and Address of New Owner:
John A. Mirabile
525 Williamsburg Dr.
Nashville, TN 37214

Send Tax Bills To:
John A. Mirabile
525 Williamsburg Dr.
Nashville, TN 37214

This Instrument Prepared By:
Rachel Brown
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Map & Parcel No: 121-04-0A-025.00-CO

Karen Johnson Davidson County
Batch# 1013934 DEEDWARR
06/12/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $913.53
20230612-0044542

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patricia J. Carr, a single woman, and Steven S. Kotrba, a single man, as tenants in common with the rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John A. Mirabile, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 525, Building 4, on the Plan of Phase Two of Williamsburg Condominium Units, of record in Plat Book 6900, Page 266, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Patricia J. Carr, a single woman and Steven S. Kotrba, a single man, as tenants in common with the rights of survivorship by Warranty deed from SouthEast Solutions LLC, a Tennessee Limited Liability Company of record as Instrument Number 20230328-0022424, Register's Office for Davidson County, Tennessee, dated March 24, 2023 and recorded on March 28, 2023.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of June, 2023.

_____ (SEAL)
Patricia J. Carr

_____ (SEAL)
Steven S. Kotrba

STATE OF KANSAS
COUNTY OF Sedgewick

On this 8th RA day of June, 2023, before me personally appeared Patricia J Carr and Steven S Kotrba, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th RA day of June, 2023.

_____
Notary Signature
My commission expires: 10/26/2023

FREDERICK M. AMMON
Notary Public, State of Kansas
My Appointment Expires
10-26-2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $246,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of June, 2023.

Notary Signature
My commission expires: 9-2-2024

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. REG 09/02/2024

Certificate of Authenticity

I, DEBORAH DeVine, 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 June 8, 2023.

Date

Affiant Signature

June 12, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of June, 20 23.

Notary's Signature

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

My Commission Expires: 10/10/26
Date

Notary's Seal (if on paper)