Karen Johnson Davidson County
Batch# 1022645 DEEDWARR
07/05/2023 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,883.30
20230705-0051389

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY	STATE OF TN) COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is: $509,000.00 Affiant Subscribed and sworn to before me, this 28th day of June, 2023. Notary Public My Commission Expires: 6/23/25

WARRANTY DEED

Address New Owner: John J. Russell 2842 Woodlawn Drive Nashville, TN 37215-1137	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 104-14-0F-003-00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW J. MEDVECZ AND LAUREN E. MEDVECZ, F/K/A LAUREN E. BRAUN, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOHN J. RUSSELL**, AN UNMARRIED MAN ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of Woodlawn Court Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, pages 862 and 863, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Andrew J. Medvecz, an unmarried man and Lauren E. Braun, an unmarried woman, joint tenants with right of survivorship by Warranty deed from Leigh Ann Drew, married of record in Instrument No. 20151231-0131736 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on December 31, 2015.

This is improved property commonly known as: 2842 Woodlawn Drive Nashville, TN 37215-1137

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not

successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of June, 2023.

ANDREW J. MEDVECZ

LAUREN E. MEDVECZ

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **ANDREW J. MEDVECZ AND LAUREN E. MEDVECZ** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of June 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2026

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Katie Smith, 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

6/28/23.
Date

Affiant Signature

6/28/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 28th day of June, 20 23.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY