Karen Johnson Davidson County
Batch# 1025854 DEEDWARR
07/13/2023 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,861.03
20230713-0053768

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $773,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

File No. DH-23-4641

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Paul Gondek	Same as	
(NAME)	(NAME)	
2017 Mckennell Drive	New Owner	083-04-2D-001.00, 083-04-0-302.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Stacey N. Walls and Alison K. Walls, a married couple**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Paul Gondek, unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1 (2017 McKennell Ave):

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2017 McKennell Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20220826-0096573, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Stacey N. Walls and Alison K. Walls, a married couple by Quitclaim deed from Stacey N. Walls and Alison K. Walls, a married couple of record in Instrument No. 20220802-0087665 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on August 2, 2022.

Parcel 2 (2013 McKennell Ave):

Land in Davidson County, Tennessee, being Lot No. 80 on the Map of Rosebank Park of record in Plat Book 1835, page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacey N. Walls and Alison K. Walls, a married couple by Quitclaim deed from Stacey N. Walls and Alison K. Walls, a married couple of record in Instrument No. 20220802-0087668 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on August 2, 2022.

This is property more commonly known as 2017 Mckennell Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 11th day of July, 2023.

Stacey N. Walls

Alison K. Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2023, before me personally appeared Stacey N. Walls and Alison K. Walls, 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.

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary Signature
My commission expires:

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **July 11, 2023**.

Date

D Hardwick

Affiant Signature

July 13, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/12/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026