WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044629 DEEDWARR
08/31/2023 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230831-0068178

File No. EY-23-5170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

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 NUMBER
David Milner	**Same as New Owner**	
(NAME) 811 Running Deer	(NAME)	142-08-0B-087-00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **Kaitlyn Grace Kownacki and Andrew Parker Magnotte, devisees under the Last Will & Testament of Mark Magnotte, deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Milner, a single 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:

Land situated in Davidson County, Tennessee:

Being Unit No. 87 of Phase IV, Coronada Town Home Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 217, Register' s Office, Davidson County, Tennessee, to which source reference is hereby made for 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 Mark Magnotte, an unmarried man by Warranty deed from Angela Dawn Lee, married of record in Instrument No. 20190318-0024506 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 18, 2019. The said Mark Magnotte subsequently died testate on May 13, 2023, and his Last Will & Testament has been admitted for Probate under Docket No. 23P1255, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Pursuant to the terms of said Last Will & Testament, the subject property was devised to his children: Kaitlyn Grace Kownacki and Andrew Parker Magnotte.

This is property more commonly known as 811 Running Deer, Nashville, TN 37221.

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 29th day of August, 2023.

Andrew Parker Magnotte by Kaitlyn Grace Kownacki, Attorney-In-Fact

Kaitlyn Grace Kownacki

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 Kaitlyn Grace Kownacki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Andrew Parker Magnotte, and that this instrument was executed on behalf of the said Andrew Parker Magnotte for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202308310068177, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 29th day of August, 2023.

NOTARY PUBLIC
My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2023, before me personally appeared Kaitlyn Grace Kownacki, Kaitlyn Grace Kownacki and , 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 29th day of August, 2023.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Elizabeth Yerger, 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 **August 29, 2023**.

Affiant Signature

August 30, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

30th day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

