Karen Johnson Davidson County
Batch# 1052784 DEEDWARR
09/21/2023 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230921-0074380

Name and Address of New Owner:
Christopher B. Wiser
524 East Trinity Lane
Nashville, TN 37207

This is a true & certified copy of the original document
By: _____
Greater Nashville Title, LLC

Send Tax Bills To:
P.O. Box 9067
Pine Bluff, AR 71611

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 071-08-0-341.00

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, **Robert Lee Volovnik, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher B. Wiser,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 18 on the Plan of Rawls Homes Corporation as shown on plat of record in Plat Book 1130, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the said lot.

Said Lot No. 18 fronts 50 feet on the Southerly said of Trinity Lane and runs back between parallel lines 184 feet to a dead line.

Being the same property conveyed to Robert Lee Volovnik and wife, Debra M. Volovnik by Warranty Deed from Frank Cope Batson and wife, Judy V. Batson of record in Book 4788, Page 987, Register's Office for Davidson County, Tennessee, dated February 14, 1974 and recorded on February 19, 1974.

Final Decree of Divorce awarding Robert L. Volovnik ownership of 524 East Trinity Lane, Nashville TN 37207, recorded between Robert L. Volovnik vs, Debra Kay Volovnik recorded May 01, 2015, in instrument no 20150501-0039385 in the aforesaid Register's Office.

Being the same property conveyed to Robert L. Volovnik, by Quitclaim Deed from Debra M. Volovnik, a/k/a Debra Kay Volovnik of record in Instrument Number 202309210074379 Register's Office for Davidson County, Tennessee, dated September _____, 2023 and recorded on September _____, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 19th day of September, 2023.

Robert Lee Volovnik (SEAL)
Robert Lee Volovnik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Lee Volovnik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of September, 2023.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Lee Volovnik
(Affiant)

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Sworn to and subscribed before me this
19th day of September, 2023.

Notary Public
My commission expires:_____

File No. GNT-23-2948

202309210074380

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9/19/2023.

Affiant Signature

9/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19th day of September, 2023.

Notary Signature

My Commission Expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023