WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056355 DEEDWARR
10/03/2023 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $2,617.75
20231003-0077483

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED SEVEN THOUSAND FIVE HUNDRED AND 00/100 (707,500.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Suzanne Millette and Richard Armand Millette (NAME)	**NEW OWNER** (NAME)	**071 14 3A 002.00**
1118 Baptist World Center Drive Nashville, TN 37207 (ADDRESS)	2 Fernwick Circle Auburn, MA 01501 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29th day of September, 2023, the undersigned, **SPIRO KONTOSTERGIOS, A MARRIED MAN, KEVIN MICHAEL O'LAUGHLIN, A MARRIED MAN, AND COURTNEY GOLEMBIEWSKI, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SUZANNE MILLETTE AND RICHARD ARMAND MILLETTE, WIFE AND HUSBAND** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1118 BAPTIST WORLD CENTER DRIVE, NASHVILLE, TN 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of Homes at 1200 Baptist World Center Drive, a Horizontal Property Regime with Private Elements as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at 1200 Baptist World Center Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 202002121-0007378 as amended in Instrument No. 20210315-0033643, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Spiro Kontostergios, A Married Man, Kevin Michael O'Laughlin, An Unmarried Man and Courtney Golembiewski, An Unmarried Woman, by Warranty Deed from 1200 BWC Joint Venture, of record in Instrument No. 20210310-0031448, in the Register's Office of Davidson County, Tennessee, dated March 04, 2021 and recorded on March 10, 2021.

NOTE: The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of September, 2023.

GRANTOR: Spiro Kontostergios
By: Madelyn Reynolds, his attorney-in-fact

Spiro Kontostergios by Madelyn Reynolds his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Spiro Kontostergios**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number 20231002-007194, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Spiro Kontostergios the within named Grantor, an Individual residing in the state of , and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 29th day of September, 2023.

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

Notary Public My Commission Expires

GRANTOR: Kevin Michael O'Laughlin
By: Madelyn Reynolds, his attorney-in-fact

Kevin Michael O'Laughlin by Madelyn Reynolds his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Kevin Michael O'Laughlin**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number 20231002-007195, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Spiro Kontostergios the within named Grantor, an Individual residing in the state of , and that they in such capacity as Authorized Power of Attorney

executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 29th day of September, 2023.

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

Notary Public

My Commission Expires

GRANTOR: Courtney Golembiewski
By: Madelyn Reynolds, her attorney-in-fact

Courtney Golembiewski by Madelyn Reynolds her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Courtney Golembiewski**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number 20231002-0077196 and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Spiro Kontostergios the within named Grantor, an Individual residing in the state of , and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 29th day of September, 2023.

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

Notary Public

My Commission Expires

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/29/2023 (date of document).

Regina Sullo
Affiant Signature

October 3 - 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 3rd day of October, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

