39B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845549** Karen Johnson Davidson County Batch# 1056842 **DEEDWARR** 10/03/2023 01:42:01 PM 2 pgs Fees: $13.00 Taxes: $2,960.00 20231003-0077767	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2023. Notary Public My Commission Expires: 3/[illegible]/2027 NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Christopher Petrucka and Leah Petrucka 2716B Mailan Drive Nashville TN 37206	Send Tax Bills To: Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 073 13 0E 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kendahl Shearer and Ian William Jakul, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Petrucka and Leah Petrucka, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 2716 Mailan Drive Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 2716 Mailan Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151229-0130314, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of 2716 Mailan Drive Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20151229-0130314, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to Kendahl Shearer, an unmarried woman, by Warranty Deed from McMan Investments, GP, a Tennessee general partnership, of record in Instrument No. 20170425-0040290, in the Register's Office of Davidson County, Tennessee, April 21, 2017 and recorded on April 25, 2017. Ian William Jakul joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Mailan Heights, as recorded in Plat Book 1835, Page 90.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151229-0130314.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2019, Page 63.

This is improved property located at 2716B Mailan Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 29th day of September, 2023.

Kendahl Shearer

Ian William Jakul

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kendahl Shearer and Ian William Jakul, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

