This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 6-2345-KS

Karen Johnson Davidson County
Batch# 1077969 DEEDWARR
12/04/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20231204-0093293

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2023.

Notary Public
My Commission Expires: 9-8-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyle Dack 4603 Kentucky Avenue Nashville, TN 37209	Synovus Bank 800 Shades Creek Pkwy Birmingham, AL 35209	091 08 0P 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jacob A. Wilinsky, a single man, and Michael M. Wilinsky and Mindy Wilinsky, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kyle Dack, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 2, of 4601 Kentucky Avenue Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4601 Kentucky Avenue Cottages, a Horizontal Property Regime, of record in Instrument No. 20161221-0133902, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Michael M. Wilinsky and Mindy Wilinsky, husband and wife and Jacob A. Wilinsky, an unmarried man, by Warranty Deed from Connor Flaherty and Samantha Flaherty, husband and wife, of record in Instrument No. 20210929-0130566, in the Register's Office of Davidson County, Tennessee, dated September 21, 2021, and recorded on September 29, 2021.

This is improved property located at: **4603 Kentucky Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 27th day of November, 2023.

GRANTOR:

Jacob A. Wilinsky

Michael M. Wilinsky

Mindy Wilinsky

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob A. Wilinsky, Michael M. Wilinsky, and Mindy Wilinsky, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of November, 2023.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202312040093293

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on December 1, 2023.

Signature 12/01/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 1st day of December, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202312040093293