Karen Johnson Davidson County
Batch# 1082871 DEEDWARR
12/15/2023 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20231215-0097072

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC

2023-10-1298

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13 day of December, 2023.

(Affix Seal) Notary Public

My Commission Expires: 9/30/2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Todd Okolichany and Christina Okolichany 301B Fairfax Avenue Nashville, TN 37212	OWNER	Map/Parcel 104-10-0T-002.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lauren Drukenbrod, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Christina Okolichany and Todd Okolichany, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of Fairfax Cottages, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140409-0029709, as amended in Instrument No. 20141230-0118766, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren Watts by Warranty Deed from John Howard, a married man of record in Instrument No. 20150309-0020081 Register's Office for Davidson County, Tennessee, dated February 23, 2015 and recorded on March 09, 2015.

Being the same property conveyed to Lauren Drukenbrod, a married woman by Quitclaim Deed from Lauren Watts now known as Lauren Drukenbrod of record in Instrument No. 20220204-0013475 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on February 4, 2022.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien now due and payable but not delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 301B Fairfax Avenue, Nashville, TN 37212 .

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 the GRANTOR, does covenant with the said

GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, 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.

Brian Drukenbrod, husband of Lauren Drukenbrod, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest he may have in the subject property.

Effective the 13 day of December, 2023:

Lauren Drukenbrod

Brian Drukenbrod

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13 day of December, 2023, before me personally appeared Lauren Drukenbrod and Brian Drukenbrod, 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 13 day of December, 2023.

Notary Signature
My commission expires:

Certificate of Authenticity

I, Holly A. Mason, 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 December 13, 2023.

Affiant Signature

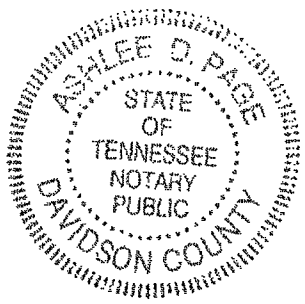
12/13/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of December, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026