Karen Johnson Davidson County
Batch# 1098095 DEEDWARR
02/05/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240205-0008070

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63493
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Maximilian Okrasa 4303 Gallatin Pike #204 Nashville, TN 37216	**New Owner** **4303 Gallatin Pike #204** **Nashville, TN 37216**

TAX MAP PARCEL NUMBERS: 061070B20400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cindy Lockhart, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maximilian Okrasa, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No, 204 as shown as Exhibit "B" to the Declaration of Condominium for The Volta Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20190612-0056462, amended in Inst. No. 20210812-0108869, Register's Office.

Being the same property conveyed to Cindy Lockhart by Warranty Deed from Gallatin Pike Partners, IV, LLC, a Tennessee Limited Liability Company, dated August 26, 2019 and recorded on September 3, 2019, of record in Inst. No. 20190903-0088620, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Declaration of Condominium for the Volta, a Condominium of record in Instrument No. 20190612-0056462, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20180611-0055677, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4319, page 912, said Register's Office; The provisions of the Declaration of Condominium of record in Instrument No. 20190612-0056462, amended in Inst. No. 20210812-0108869, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Declaration of restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150625-0060893, said Register's Office; Agreement for Dedication of Easement for the purposes of public street right of way of record in Instrument No. 20151006-0101843, said Register's Office.

This is improved property, known as 4303 Gallatin Pike, # 204, Nashville, TN 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of January, 2024.

Cindy Lockhart

Cindy Lockhart

State of Tennessee

County of Davidson

On this 18th day of January, 2024, before me the undersigned authority, personally appeared Cindy Lockhart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Sworn and subscribed before me this 22nd day of January, 2024.

My Commission Expires: EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Notary

Certificate of Authenticity

I, Adde Dilworth, 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 **January 18, 2024**.

Date

Affiant Signature

January 18, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025