This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 1108908 DEEDWARR
03/08/2024 09:06:30 AM 4 pgs
Fees: $23.00 Taxes: $3,377.73
20240308-0016151

WARRANTY DEED

THIS INDENTURE, made this 11 day of February, A.D., 2024, by and between

Tara Margaret Attew F/K/A Tara Margaret Traynor and Dean Attew, wife and husband

First Parties, and

Naihui Natalie Kyriakoudis

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit B of Lot 20A on the Resubdivision of Lot 20A on the Map of Primrose Circle Townhomes, of record as Exhibit C of the CDDR of 2900 Primrose Circle Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated sec. 66-27-103(b) of record in Instrument No. 20130321-0028041, Register's Office for Davidson County Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tara Margaret Traynor by Deed dated September 13, 2013 from J. Miller Enterprises, LLC d/b/a Aspen Construction Group, recorded September 17, 2013, in Instrument Number 20130917-0097774, in the Official Records of Davidson County, Tennessee. The said Tara Margaret Traynor having since married and is now known as Tara Margaret Attew. Her spouse Dean Attew, joins in this conveyance as to his marital interest in the subject property, if any.

OWNER:
Naihui Natalie Kyriakoudis
13050 Mindanao Way #6
Marina del Ray, CA 90292

RESPONSIBLE TAXPAYER:
New Owner

CLT # 117-04-0N-002-00CO

MR-BR-8620543

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Tara Margaret Attew
Tara Margaret Attew

×
Dean Attew

✓STATE OF NC

✓COUNTY OF Mecklenberg

Personally appeared before me, Tara Margaret Attew, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2024.

✓ Anitra M. Goshea
Notary Public

Anitra M. Goshea
NOTARY PUBLIC
Mecklenburg County, NC

My Commission Expires:✓ 1/2025

✓STATE OF NC

✓COUNTY OF Mecklenberg

Personally appeared before me, Dean Attew, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2024.

✓ Anitra M Goshea
Notary Public

Anitra M. Goshea
NOTARY PUBLIC
Mecklenburg County, NC

My Commission Expires:✓ 1/2025

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 912,950.00.

Affiant

STATE OF Tennessee, COUNTY OF RUTHERFORD

Subscribed and sworn before me this the 7th day of MARCH, 2024.

Signature of Notary Public

Notary Seal

Nathan Swann
Printed Name of Notary

Commission Expiration

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

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Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 02/11/2024.

Affiant Signature

03/08/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8TH day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY