Warranty Deed

Karen Johnson Davidson County
Batch# 1131117 DEEDWARR
05/06/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,216.97
20240506-0032843

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $863,450.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2024.

Notary Public

My commission expires: 7-16-2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarina Josephine Vitale and William R. Hart	Pinnacle	082-16-0-174.00
929 Fatherland St.	150 3rd Ave S Ste 1000	
Nashville, TN 37206	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IBOLYKA FULEKI AND HUSBAND, SANDOR FULEKI**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARINA JOSEPHINE VITALE AND WILLIAM R. HART, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE. BEING PART OF LOT NO. 100 ON THE PLAN OF BARROWS' ADDITION TO EDGEFIELD, CHANCERY COURT AT NASHVILLE, AND PART OF LOT NO. 54 ON THE PLAN OF PAYNE'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY AND PART OF PAYNE STREET, CLOSED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF FATHERLAND STREET, THE SOUTHWEST CORNER OF THE LOUISE MILLER PROPERTY AS RECORDED IN BOOK 579, PAGE 376, REGISTER'S OFFICE FOR DAVIDSON COUNTY; THENCE WITH MILLER'S WESTWARDLY LINE, NORTHWARDLY 170 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, WESTWARDLY 50 FEET TO THE NORTHEAST CORNER OF THE MATTIE D. PIERCE TATE PROPERTY AS RECORDED IN BOOK 702, PAGE 693, REGISTER'S OFFICE FOR DAVIDSON COUNTY, THENCE WITH TATE'S EASTERLY LINE, SOUTHWARDLY 170 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF FATHERLAND STREET; THENCE WITH SAID STREET, EASTWARDLY 50 FEET TO THE BEGINNING.

Being the same property conveyed to Ibolyka Fuleki and husband, Sandor Fuleki by Warranty Deed from William A. Baker, III of record in Instrument No. 20091210-

Being the same property conveyed to Ibolyka Fuleki and husband, Sandor Fuleki by Warranty Deed from William A. Baker, III of record in Instrument No. 20091210-0112898 Register's Office for Davidson County, Tennessee, dated December 4, 2009 and recorded on December 10, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 929 Fatherland Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of May, 2024.

Ibolyka Fuleki by Tunde Bell
her Attorney-In-Fact

Ibolyka Fuleki by Tunde Bell,
her Attorney-In-Fact

Sandor Fuleki by Tunde Bell
his Attorney-In-Fact

Sandor Fuleki by Tunde Bell,
his Attorney-In-Fact

STATE OF Oregon
COUNTY OF Deschutes

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tunde Bell, as attorney in fact for Ibolyka Fuleki and Sandor Fuleki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of May, 2024.

Notary Public

My Commission Expires: 08-27-2024

OFFICIAL STAMP
Jodie Utter
NOTARY PUBLIC - OREGON
COMMISSION NO. 1003608
MY COMMISSION EXPIRES August 27, 2024

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 May 2nd 2024.

Kim Rogers
Affiant
Date: 5/2/2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 2nd day of May, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY