This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1149096 DEEDWARR
06/20/2024 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240620-0046304

State of Florida }
County of Miami-Dade }
The actual consideration or value, whichever is greater for this transfer is: $850,000

Affiant Signature
Subscribed and sworn to before me on this the 18 Day of June, 2024.

Vladimir Gonzalez
Notary Public
My Commission expires 02 / 24 / 2028

Vladimir Gonzalez
Comm.: HH 479459
Expires: Feb. 24, 2028
Notary Public - State of Florida

NAME AND ADDRESS OF PROPERTY OWNER:
Mark Jaget
1212 Laurel Street
Apt 703
Nashville, TN 37203

SEND TAX BILLS TO:
US Bank
9380 Excelsior Blvd, Floor 3
Hopkins, MN 55343

MAP AND PARCEL NUMBER: Tax ID #: 093090C04500CO

WARRANTY DEED

24NT00569

Effective the 18TH Day of June, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Weber Bros Homes TN, LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Mark Jaget, a married man

A certain condominium located in Davidson County, Tennessee, being Unit 703 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Weber Bros Homes TN, LLC, a Tennessee Limited Liability Company from Kevin Patrick Murray, II and Audrey Irene Swiatkowski, husband and wife, by Warranty Deed dated 02/22/2022 and recorded 03/04/2022 in Instrument No. 20220304-0024843, Register's Office of said County.

Being the same property conveyed to KEVIN PATRICK MURRAY, II, an unmarried man and AUDREY IRENE SWIATKOWSKI, an unmarried woman, as joint tenants with the right of survivorship by Deed dated February 16, 2021 from MARK J.E. GLINSKI, an unmarried man, recorded February 22, 2021, in Instrument Number 20210222-0020662, in the Official Records of Davidson County, Tennessee.

This is an improved property commonly known as: 1212 Laurel St Apt 703, Nashville, TN 37203-4430

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, his heirs and assigns, forever. I do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against all 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.

Witness our hands this the 18 day of June, 2024.

Johnny Weber, Member

State of Florida }
County of Miami-Dade }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Johnny Weber**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Weber Bros Homes TN, LLC, a Tennessee Limited Liability Company, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office, this 18th day of June, 2024.

Notary Public

My commission expires: 6/24/26

FELIX J REIMUNDO
Notary Public - State of Florida
Commission # HH 279596
My Comm. Expires Jun 24, 2026
Bonded through National Notary Assn.

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 18TH day of JUNE, 2024.

Date: 6-19-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 19TH day of JUNE, 2024.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY