Name and Address of New Owner:
Alanna Truss and Joel Truss
4305B Dakota Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

Karen Johnson
Batch # 1155734
07/09/2024 12:36:35 PM
Fees: $18.00 Taxes: $4,865.50

Davidson County
DEEDWARR
3 pgs

20240709-0051374

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-16-0F-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Julia G. Winegrad and Jared Winegrad, wife and husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alanna Truss and Joel Truss, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel ofland located in Davidson County, Tennessee, being Unit No. 4305B of Dakota Village, a Townhouse Planned Unit Development, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing Dakota Village, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20120910-0081780, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julia G. Winegrad and Jared Winegrad, wife and husband, by Warranty Deed dated October 28, 2019 from Christopher J. Lemons and spouse, Aaron Meier, recorded October 29, 2019 in Instrument No. 20191029-0110695 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2024.

Jared W. Winegrad (SEAL)
Jared Winegrad

Julia G. Winegrad (SEAL)
Julia G. Winegrad

Commonwealth of Virginia
County of Hanover

On this 28th day of June, 2024, before me personally appeared Jared Winegrad and Julia G. Winegrad, 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 28th day of June, 2024.

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notary Signature
My commission expires: 2026-08-31

Notarized by USA Notary using online audio / video communication

AFFIDAVIT OF VALUE

Commonwealth of Virginia)
)
County of Hanover)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jared W. Winegrad Julia G. Winegrad
(Affiant)

Sworn to and subscribed before me this 28th day of June, 2024.

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notary Public
My commission expires: 2026-08-31
File No. 2024-7073-RS

Notarized by USA Notary using online audio / video communication

True Copy of Certification

I, Regina Sullo, 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 is a true and correct copy of the original document executed and authenticated according to law on June 28, 2024.

Regina Sullo
Signature

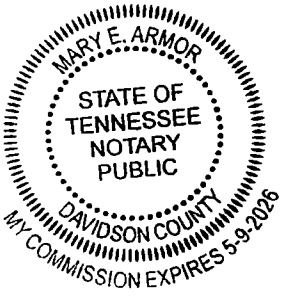
Date: 07/01/24

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 1 day of July, 2024.

Mary E. Armor
Notary Public

My commission Expires: _____



SEAL