Karen Johnson Davidson County
Batch# 1157829 DEEDWARR
07/15/2024 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,670.55
20240715-0052810

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $451,500.00.

Amanda Allen
Affiant

Subscribed and sworn before me this the 9th day of July, 2024.

Brooke Hicks
Notary Public
My commission expires: 5-9-2028

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew Riley 8218 Persia Way Nashville, TN 37211	Mortgage Investors Group 8320 E. Walkersprings Ln. Ste. 200 Knoxville, TN 37923	172-12-0D 484.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORI ANN TERLIKOSKY, TRUSTEES OF THE TERLIKOSKY LIVING TRUST dated NOVEMBER 21, 2017 AND ANY AMENDMENTS THERETO, BY DEED DATED 11/22/2019**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ANDREW H RILEY AND KAITLIN E WHEELER, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 530 on the Final Subdivision Plat of Town Center Homes at Lenox Village, a Planned Unit Development, Section III, of record in Instrument No. 20060118-0006550, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lori Ann Terlikosky and Joseph Francis Terlikosky, Trustees, of their successors in interest, of the Terlikosky Living Trust dated November 21, 2017, and any amendments thereto, by deed dated 11/22/2019, from J2L2 Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191126-0122052, Register's Office for said County.

Also being the same property conveyed to J2L2 Properties, LLC, a Tennessee Limited Liability Company, by deed dated 08/03/2018, from Joseph F. Terlikosky and Lori Ann Terlikosky, husband and wife, of record in Instrument No. 20180806-0076909, Register's Office for said County.

Also being the same property conveyed to Joseph F. Terlikosky and Lori Ann Terlikosky, husband and wife, by deed dated 10/16/2017, from Charles Salvatore and Lara Salvatore, husband and wife, of record in Instrument No. 20171018- 0106616, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8218 Persia Way, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against 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 my hand this the 9th day of July, 2024 .

Terlikosky Living Trust dated November 21,2017, and any amendments thereto dated 11/22/2019

By: Lori Ann Terikosky Trustee
Lori Ann Terikosky, Trustee

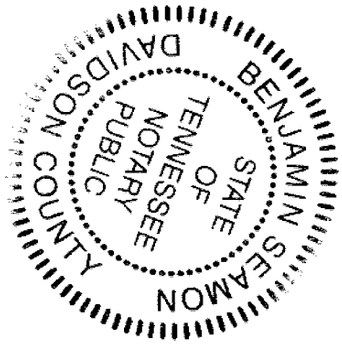
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Ann Terikosky, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, Terlikosky Living Trust dated November 21,2017, and any amendments thereto dated 11/22/2019, and that Lori Ann Terlikosky, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Terlikosky Living Trust dated November 21,2017, and any amendments thereto dated 11/22/2019 by the said Lori Ann Terikosky as such Trustee.

Witness my hand and official seal this 9th day of July 2024.

My Commission Expires:
9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 9, 2024**.

Affiant Signature

July 12, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 12th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25