Karen Johnson
Batch # 1159357
07/17/2024 01:08:24 PM
Fees: $13.00 Taxes: $2,060.53

Davidson County
DEEDWARR
2 pgs

20240717-0053897

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $556,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0724-061

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Igor Paul Sobkowicz	Igor Paul Sobkowicz	181-01-0B-024.00-CO
(NAME)	(NAME)	
629 Sugar Mill Drive	629 Sugar Mill Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WENDEL ARCHER A/K/A WENDEL EDWARD ARCHER AND WIFE, MARIE ARCHER A/K/A NELLIE M ARCHER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IGOR PAUL SOBKOWICZ TRUSTEE OF THE IGOR PAUL SOBKOWICZ REVOCABLE TRUST EST MARCH 1, 2024**,*HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:*a/k/a Igor Paul Sobkowicz, Trustee of the Igor Paul Sobkowicz Revocable Trust March 1, 2024 est. March 1, 2024
Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Section One Addition to Sugar Valley of record in Plat at Instrument No. 20030708-0093537, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

IRS

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-KW-24-629

Being the same property conveyed to Wendell Archer and wife, Marie Archer by Warranty Deed from Scott Kimmelman, a married man of record in Instrument No. 20080502-0044905 Register's Office for Davidson County, Tennessee, dated April 28, 2008 and recorded on May 2, 2008.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 11069, page 14, Instrument No. 20040203-0013041, and Instrument No. 20030708-0093637; By-Laws of record in Book 11069, page 24; Charter of record in Book 11069, page 6; Easement of record in Instrument 200407230088186; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100850; Stormwater Detention Agreement of record in Instrument No. 20020722-0087469; and to any and all matters shown on said plat and survey of record in Instrument 200307080093537; all of said Register's Office.

unimproved ☐
This is improved ☑ property, known as 629 Sugar Mill Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 11th day of July, 2024.

Wendel Archer a/k/a Wendel Edward Archer by Clark Edward Archer as Attorney in Fact

Wendel Archer a/k/a Wendel Edward Archer by Clark Edward Archer as Attorney in Fact

Marie Archer a/k/a Nellie M Archer by Clark Edward Archer as attorney in fact

Marie Archer a/k/a Nellie M Archer by Clark Edward Archer as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11th day of July, 2024, before me personally appeared Wendel Archer and Marie Archer, 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 (or person's) free act and deed.

CLARK EDWARD ARCHER, AS ATTORNEY-IN-FACT FOR

Notary Public

My Commission Expires: 9/21/2024

WILLIAM BURTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2024
RUTHERFORD COUNTY