Karen Johnson Davidson County
Batch# 1179337 DEEDWARR
09/09/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $838.05
20240909-0069414

WARRANTY DEED

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-18-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ewelina Wilga	New Owner	Parcel ID: 162 09 0A 015.00
(NAME) 5510 Country Dr. #15	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, I/WE, **Jane Sohn, a married person and Keivan Imani, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ewelina Wilga**, 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:

Land in Davidson County, Tennessee, being Townhouse No. 15, Building 3, in a Horizontal Property Regime on the plan of Hickory Valley Condominiums, Phase 2, according to the Master Deed of record in Book 4521, Page 574, Book 4659, Page 32, Book 4937, Page 429 and Book 5001, Page 394, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Book 4460, Page 133, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jane Sohn, married and Keivan Imani, unmarried, as tenants in common with right of survivorship from Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed dated October 12, 2021 and recorded on October 22, 2021 in Instrument No. 20211022-0141981, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5510 Country Dr. #15, 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 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 5th day of September, 2024

Jane Sohn

Keivan Imani

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF Travis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jane Sohn, a married person and Keivan Imani, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of September, 2024.

Notary Public

My Commission Expires: October 23, 2024

(SEAL)

ALFONSO GALAFA JR
Notary ID #132745396
My Commission Expires
October 23, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 9-5-2024.

Affiant Signature – Joshua A. Terry

9-9-2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9-9-2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27