Karen Johnson Davidson County
Batch# 1197548 DEEDWARR
10/24/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20241024-0082592

WARRANTY DEED

(SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

April Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 2024.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #24-TC-1405B-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Garrett Russell, Suzanne Russell, and Matthew B. Russell	**NEW OWNER**	
(NAME)	(NAME)	**072 14 3U 002.00**
1405B STRAIGHTWAY CIRCLE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES SOJKA, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GARRETT RUSSELL, AN UNMARRIED PERSON, AND SUZANNE RUSSELL AND MATTHEW B. RUSSELL, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Horizontal Property Regime for 1405 STRAIGHTWAY CIRCLE TOWNHOMES, as recorded in the Declaration of record Instrument No. 20180619-0058975, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the Common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to James Sojka, as to a 99% undivided interest and Jeffrey Sojka, as to a 1% undivided interest, as tenants in common with right of survivorship, by Warranty Deed from Urban Dwell Homes, LP, a Tennessee Limited Partnership, of record in Instrument No. 20190311-0021711, in the Register's Office of Davidson County, Tennessee, dated March 08, 2019, and recorded on March 11, 2019.

Being the same property conveyed to James Sojka, by Quitclaim Deed from Jeffrey Sojka, of record in Instrument No. 20211001-0132522, in the Register's Office of Davidson County, Tennessee, dated September 30, 2021, and recorded on October 01, 2021.

This was never the principal place of residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LOTS NO. 28, 29 & PART OF 30 OF THE BROWNSVILLE ADDITION, as recorded in Plat Book 57, Page(s) 1.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180619-0058975.
* Easement for Permanent Access, recorded in Instrument No. 20170425-0040435.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1405B Straightway Circle, Nashville, TN 37206.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22nd day of October, ~~2025~~ 2024.

James Sojka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2024, before me personally appeared James Sojka, 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 22nd day of October, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 22. 2024.

Affiant Signature

24th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

