Karen Johnson Davidson County
Batch# 1197844 DEEDWARR
10/25/2024 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $8,306.50
20241025-0083002

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948814**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,245,000.00. Affiant Subscribed and sworn to before me, this 24th day of October, 2024. Notary Public My Commission Expires:

ALLISON G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

WARRANTY DEED

Address New Owner: Hayden Wieck and Jordan Wieck 3424 Stokesmont Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 4O 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Koretz and Elizabeth Koretz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hayden Wieck and Jordan Wieck, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of HOMES AT 3424 & 3426 STOKESMONT ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 3424 & 3426 Stokesmont Road, a Horizontal Property Regime, of record in Instrument Number 20200803-0085367, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to David Koretz and Elizabeth Koretz, Husband and Wife, by Warranty Deed from Houston Parkinson and Rachel Parkinson, Husband and Wife, of record in Instrument No. 20230824-0066256, in the Register's Office of Davidson County, Tennessee, dated August 23, 2023, and recorded on August 24, 2023.

Being the same property conveyed to Houston Parkinson and Rachel Parkinson, Husband and Wife, by Warranty Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220404-0038383, in the Register's Office of Davidson County, Tennessee, dated April 01, 2022, and recorded on April 04, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF THE THOMAS B. GREEN PROPERTY, as recorded in Plat Book 5190, Page(s) 93.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200803-0085367.

This is improved property located at 3424 Stokesmont Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of October, 2024.

David Koretz

Elizabeth Koretz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Koretz and Elizabeth Koretz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2024.

CHAD PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 24, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

10/25/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025