Karen Johnson Davidson County
Batch# 1200541 DEEDWARR
11/01/2024 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $2,737.63
20241101-0085234

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MQ-24-4895

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of October, 2024

Notary Public

Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas Alexander Wankowicz and Stephanie Anne Wankowicz 309A McKennell Drive Nashville, TN 37206	CMG Mortgage Inc. 3160 Crow Canyon Rd #400 San Ramon CA 94583	072-16-0C-003.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Russell William Mock and Sarah Sophie Mock, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Alexander Wankowicz and Stephanie Anne Wankowicz, a married couple

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 Unit C, on the plan of McKennell Drive Townhomes filed as Exhibit to and established by the Restriction Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140102-0000261, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Russell William Mock and Sarah Sophie Mock, husband and wife by Warranty Deed from Juliet Diiorio, a single woman of record in Instrument No. 20200306-0025748, Register's Office for Davidson County, Tennessee, dated March 05, 2020 and recorded on March 06, 2020.

This Instrument executed on behalf of Sarah Sophie Mock ("Principal")by Russell William Mock, pursuant to the Power of Attorney filed in Instrument No. 20241010085233, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney I Fact is attache asExhivit "A" to this instrument and incorprorated herein by reference.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 309A McKennell Drive, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 28th day of October, 2024.

Russell William Mock

Sarah Sophie Mock by Russell William Mock, her Attorney-In-Fact

Sarah Sophie Mock by Russell William Mock, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

On this 28 day of October, 2024, before me personally appeared Russell William Mock and Sarah Sophie Mock, 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 28 day of October, 2024.

Notary Signature
My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

WARRANTY DEED

EXHIBIT "A"
TO Warranty Deed
From: Russell William Mock and Sarah Sophie Mock
To: Nicholas Alexander Wankowicz and Stephanie Anne Wankowicz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Russell William Mock
Affiant

WITNESS my hand and seal at office this 30th day of October, 2024.

Notary Public
My Commission Expires: _____

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2026

202411010085234

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10/31/24 (date of document).

Emma Howard
Affiant Signature

10/31/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31 day of October, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL