Karen Johnson Davidson County
Batch# 1202141 DEEDWARR
11/05/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.46
20241105-0086022

WARRANTY DEED

File No. AD-24-7948

MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $664,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Schmidt and Melissa Rokaitis	**Movement Mortgage**	
(NAME)	(NAME)	
2076B Whitney Avenue	**8024 Calvin Hall Road**	106-13-0J-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joshua Conkle and Whitney Conkle, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Schmidt, an unmarried man and Melissa Rokaitis, an unmarried woman, as joint tenancy with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 2076 Whitney Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2076 Whitney Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20171030-0111224, in the Registers office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, 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 Joshua Conkle and Whitney Gabbert by Warranty deed from The MC2 Group Inc., a Tennessee corporation of record in Instrument No. 20190626-0061881 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 26, 2019. Joshua Conkle and Whitney Gabbert subsequently married, and Whitney Gabbert is now known as Whitney Conkle.

This is property more commonly known as 2076B Whitney Avenue, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 28th day of October, 2024.

Joshua Conkle

Whitney Conkle

STATE OF VIRGINIA
COUNTY OF Henrico

On this 28th day of October, 2024, before me personally appeared Joshua Conkle and Whitney Conkle, 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 28th day of October, 2024.

Notary Signature
My commission expires: 05/31/27

CHRISTOPHER ALAN SMITH NOTARY PUBLIC REG # 7816784 MY COMMISSION EXPIRES 05/31/27 COMMONWEALTH OF VIRGINIA

Certificate of Authenticity

I, Addl Dilworth, 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 28, 2024**.

Date: **10/28/2024**

Affiant Signature

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **28** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 5-9-2026
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026