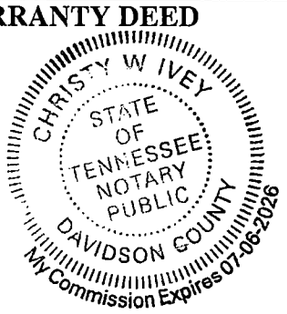
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$835,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1216982 DEEDWARR
12/16/2024 02:21:35 PM 2 pgs
Fees: $13.00 Taxes: $3,089.50

20241216-0097545

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Veronica A. Procter			Legacy Home Loans, dba Steadfast Mortgage			
(NAME)			(NAME)			104100T00200CO
301 B Fairfax Ave			408 Highway 76			
(ADDRESS)			(ADDRESS)			
Nashville	TN	37212	White House	TN	37188	
(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, **Todd Okolichany and Christina Okolichany, Husband and Wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veronica A. Procter** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 No. B on the plan of Fairfax Cottage, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Fairfax Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140409-0029709 and amended in Instrument No. 20141230-0118766, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Christina Okolichany and Todd Okolichany, wife and husband, by virtue of that certain Warranty Deed dated December 13, 2023 and being of record at Instrument No. 20231215-0097072 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to LAUREN WATTS, by deed from JOHN HOWARD, A MARRIED MAN, of record in Instrument No. 20150309-0020081, dated February 23, 2015, said Register's Office. Being further conveyed to LAUREN DRUKENBROD, A MARRIED WOMAN, by quitclaim deed from LAUREN WATTS NOW KNOWN AS LAUREN DRUKENBROD, of record in Instrument No. 20220204-0013475, dated September 15, 2021, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 301 B Fairfax Ave Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 12th day of December, 2024.

Todd Okolichany

Christina Okolichany

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Todd Okolichany and Christina Okolichany**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2024.

Notary Public
My Commission Expires: 11-3-25

