WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248228 DEEDWARR
03/19/2025 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $10,767.00
20250319-0019985

STATE OF Tennessee
COUNTY OF Sanden

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$2,910,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES: 3.6.2029
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
William M. Warfield, Trustee of The Janet B. Warfield Family Trust dated December 24, 2012	New owner	
(NAME) 3821 West End #102	(NAME)	104-09-0R-102.00-CO
(ADDRESS) Nashville TN 37205	(ADDRESS)	
(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, **Ronald J. Sofka and Carole A. Sofka, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William M. Warfield, Trustee of The Janet B. Warfield Family Trust dated December 24, 2012**, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS 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 102 as described in Exhibit B to the Master Deed of The Southgate Condominiums, of record as Instrument No. 20060307-0026322, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record as Instrument No. 20070606-0068095, said Register's Office, and further amended by Second Amendment to the Master Deed of the Southgate Condominiums, of record as Instrument No. 20080616-0061599, said Register's Office, by Third Amendment to the Master Deed of The Southgate Condominiums, of record as Instrument No. 20131015-0107794, said Register's Office, and by First Amendment to the Bylaws of the Southgate Condominiums Homeowners' Association, Inc., of record as Instrument No. 20131015-0107796, said Register's Office, to which Master Deed reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald J. Sofka and wife, Carole A. Sofka by General Warranty Deed from Gary D. Sasser of record in Instrument No. 20131230-0130815 Register's Office for Davidson County, Tennessee, dated December 23, 2013 and recorded on December 30, 2013.

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 improved x property, known as 3821 West End Ave #102 Nashville, TN 37205
(unimproved) (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 17th day of March, 2025.

Ronald J. Sofka

Carole A. Sofka

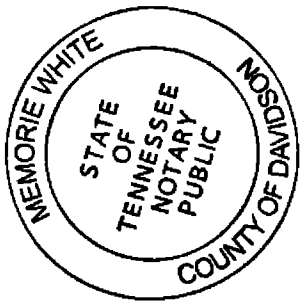
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 17th day of March, 2025.

Notary Public

My Commission Expires: 3-6-2029



Certificate of Authenticity

I, Holly Arleson, 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 March 17, 2025.

Affiant Signature

3/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of March, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026