Karen Johnson Davidson County
Batch# 1260562 DEEDWARR
04/16/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,512.30
20250416-0029096

WARRANTY DEED

SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

File No. AP-25-9297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(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 Whitaker	Community Mortgage, LLC	
(NAME) 2101B Porter Road	(NAME) 12980 Metcalf Avenue, Suite 100	092-06-0-024.00
(ADDRESS) Nashville, TN 372096	(ADDRESS) Overland Park, KS 66213	
(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, **Nicholas Jursik, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Whitaker, a single man**, 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:

Land in Davidson County, Tennessee, being the North 50 feet of the South 250 feet of the West 150 feet of Block 13 on the Plan of Midway of record in Plat Book 421, Page 11, in the Register's Office for County.

Said part of said lot fronts 50 feet on the easterly side of 30th Avenue North and runs back between parallel lines, parallel lines, parallel to and 200 feet north of an alley, 150 feet to another alley in the rear.

Being the same property conveyed to Nicholas Jursik, an unmarried man by Warranty Deed from James R. Cherry Jr. and Ann M. Cherry, and Zachary Taylor of record in Instrument No. 20200214-0017123 Register's Office for Davidson County, Tennessee, dated February 12, 2020 and recorded on February 14, 2020.

Jennifer Slavens, wife of Nicholas Jursik, hereby joins in this conveyance to convey any right, title, and interest she may have in the property.

This is property more commonly known as 926 30th Avenue North, Nashville, TN 37209.

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 8th day of April, 2025.

Nicholas Jursik

Jennifer Slavens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2025, before me personally appeared Nicholas Jursik and Jennifer Slavens, 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 8th day of April, 2025.

Notary Signature
My commission expires: May 8. 2028



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 8. 2025.

Affiant Signature

16th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

