Karen Johnson Davidson County
Batch# 1450652 DEEDWARR
07/22/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20260722-0066590

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $725,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 16th day of July, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert Edward Anderson	The Huntington National Bank	072 16 0C 003.00
309A McKennell Drive	2778 West Jackson Street	
Nashville, TN 37206	Tupelo, MS 38801	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICHOLAS ALEXANDER WANKOWICZ AND STEPHANIE ANNE WANKOWICZ, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT EDWARD ANDERSON, SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the 7th Civil District, County of Davidson, 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 Nicholas Alexander Wankowicz and Stephanie Anne Wankowicz, a married couple, by Warranty Deed from Russell William Mock and Sarah Sophie Mock, husband and wife, dated October 28, 2024, and recorded November 1, 2024, of record in Instrument No. 20241101-0085234, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 309A McKennell Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of July, 2026.

Nicholas Alexander Wankowicz

Stephanie Anne Wankowicz

STATE OF Nevada
COUNTY OF CLARK

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Nicholas Alexander Wankowicz and Stephanie Anne Wankowicz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2026.

Notary Public

My Commission Expires: 09/19/2028

Ashley McCall
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-9007-01
Expires September 19, 2028

Notarized remotely using audio-video communication technology via Proof.

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 July 16. 2026

Affiant Signature

22nd day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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