Karen Johnson Davidson County
Batch# 1456408 DEEDWARR
08/07/2026 09:18:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20260807-0072775

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64556

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Francois De Kock Alice Levy De Kock 3733 Granny White Pike Nashville, TN 37204	

TAX MAP PARCEL NUMBERS: 117160V00200CO

WARRANTY DEED

1,300,000.00

FOR AND IN CONSIDERATION of the sum of ~~**$1,275,000.00**~~, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Walukonis and Morgan Paige Hertik, now married to each other,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Francois De Kock and Alice Levy De Kock, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 3731 & 3733 Granny White Pike, of record in Inst. No. 20181212-0120912, amended in Inst. No. 20191104-0113065, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Richard Walukonis, an unmarried man, and Morgan Paige Hertik, an unmarried woman, as joint tenants with right of survivorship, by Warranty deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company, dated October 31, 2019 and recorded on November 4, 2019, of record in Inst. No. 20191104-0113066, Register's Office for Davidson County, Tennessee. Richard Walukonis and Anthony Richard Walukonis are one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 3731 & 3733 Granny White Pike, of record in Inst. No. 20181212-0120912, amended in Inst. No. 20191104-0113065, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20181212-0120912, amended in Inst. No. 20191104-0113065, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Richard Walukonis by Morgan Paige Hertik pursuant to a Power of Attorney executed by him on the 20th day of July, 2026, of record in Instrument No. _20260807007277 4_, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 3733 Granny White Pike, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2026.

Richard Walukonis
by Morgan Paige Hertik, Attorney-in-Fact

Morgan Paige Hertik

State of Tennessee

County of Davidson

On this 31st day of July, 2026 before me the undersigned authority, personally appeared **Morgan Paige Hertik**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Morgan Paige Hertik** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Richard Walukonis**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2026.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: ~~$1,275,000.00~~ 1,300,000.00

Affiant

Sworn and subscribed before me this 31 day of July, 2026.

Notary

My Commission Expires: _____

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

EXHIBIT "A"

To

Warranty Deed

FROM: Richard Walukonis and Morgan Paige Hertik

TO: Francois De Kock and Alice Levy De Kock

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Morgan Paige Hertik, Affiant

Sworn to and subscribed before me this 31 day of July, 2026.

Notary Public

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

True Copy Certification

I, **Denise Woods,** 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 this the 31 day of July, 2026.

Denise Woods
Affiant Signature
Date 7-31-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

