Karen Johnson Davidson County
Batch# 1464774 DEEDWARR
08/26/2026 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20260826-0079418

Name and Address of New Owner:
Levi Jacob Jones

Send Tax Bills To:
new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 096-11-0A-068.00-CO

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alexandra Daniela Fialkowski, an unmarried woman**, "the Grantor ," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Levi J Jones,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit H-9, Phase IV, Hickory Place Condominiums as established by Master Deed and By-Laws for Hickory Place Condominiums of record in Book 6472, Page 435 and re-recorded in Book 6476, Page 663 and as amended in Book 6654, Page 910, which Amendment is corrected by Instrument of record in Book 6759, Page 533 and which Master Deed is further amended in Book 7105, Page 182; Book 7105, Page 187 and in Book 7015, Page 192 all in the Register's Office for Davidson County, Tennessee and as shown on Exhibit "C" to Amendment to Master Deed in Book 7105, Page 182, Hickory Place Condominiums and as shown on the Plan of Hickory Place Condominiums, Phases 2-8, Section I, of record in Plat Book 6250, Page 795, all references of record in the Register's Office for, Davidson County, Tennessee, and made for a complete description of said unit.

Being the same property conveyed to Alexandra Daniela Fialkowski, an unmarried woman, by Warranty Deed from Shannon Carlisle and spouse, Latasha Mitchell, of record in Instrument No. 20180206-0012162 Register's Office for Davidson County, Tennessee, dated February 5, 2018 and recorded on February 6, 2018.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 302 Hickory Place, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of August, 2026.

Alexandra Daniela Fialkowski (SEAL)

STATE OF ~~TENNESSEE~~ CT
COUNTY OF ~~DAVIDSON~~ FAIRFIELD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alexandra Daniela Fialkowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of August, 2026.

BENJAMIN MCEACHIN
CONNECTICUT NOTARY PUBLIC
MY COMMISSION # 169173
EXPIRES: MAY 31st 2030

Notary Public
My commission expires: 5/31/30

## AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ CT. )
COUNTY OF ~~DAVIDSON~~ FAIRFIELD )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of August, 2026.

Notary Public
My commission expires: 5/31/30

BENJAMIN MCEACHIN
CONNECTICUT NOTARY PUBLIC
MY COMMISSION # 169173
EXPIRES: MAY 31st 2030

File No. GNT-26-4724

**Tennessee Certification of Electronic Document**

I, Benjamin Seamon, 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 8/17/26 (date of document).

Affiant Signature

8/18/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202608260079418