WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/17 15:25 3 pgs
Fees:18.00 Taxes:629.00
20170420-0038999

EVELYN WATKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-05-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of April 2019

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nelda Lee Sturgeon	Nelda Lee Sturgeon	117 15 0A 190.00
(NAME)	(NAME)	
PO Box 150403	PO Box 150403	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JoAnn Novoson and Carl Christensen, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nelda Lee Sturgeon, a married woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel No. 190, being also Unit No. U-6, in a Horizontal Property Regime, which is located on the Plat of the Green Hills Terrace, of Record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Russell J. Novoson and Eleanore S. Novoson, husband and wife by Warranty Deed from Nell W. Ray, unmarried dated September 22, 2000 and recorded September 29, 2000 as Instrument No. 20000929-0096392, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eleanore S. Novoson, Trustee of Eleanore S. Novoson Restated Trust dated 7/2/08 by Quit Claim Deed from Eleanore S. Novoson, unmarried dated October 13, 2008 and recorded October 16, 2008 as Instrument No. 20081016-0104047, in said Register's Office for Davidson County, Tennessee.

Further, being the same the same property conveyed to JoAnn Novoson and Carl Christensen, husband and wife by Quit Claim Deed from Eleanore S. Novoson, Trustee of Eleanore S. Novoson Restated Trust dated 7/2/08 dated September 30, 2014 and recorded October 27, 2014 as Instrument No. 20141027-0098603, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-171945SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1900 Richard Jones Road, Unit U-6, Nashville, TN 37215

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, has 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 our hands this 13th day of April, 2017

JoAnn Novoson by Renee Garrett as Attorney in Fact

JoAnn Novoson, by Renee Garrett as Attorney in Fact

Carl Christensen by Renee Garrett as attorney in fact

Carl Christensen, by Renee Garrett as Attorney in Fact

STATE OF Tennessee
County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Renee Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of JoAnn Novoson and Carl Christensen, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of JoAnn Novoson and Carl Christensen, by virtue of a Limited Durable Power of Attorney, duly executed

Witness my hand and official seal, this the 13th of April, 2017

Notary Public
My Commission Expires: 7-24-17

(SEAL)

JODI JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-171945SSO

True Copy Certification

I, Amy Tidwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Evelyn Watkins [Name of Notary], a notary public for this county and state, Amy Tidwell [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-19

{Notary' Seal}

