Karen Johnson Davidson County
Batch# 205037 DEEDWARR
03/12/2019 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190312-0022748

Name and Address of New Owner:
Cindy L. Garrett
2325A 23rd Avenue North
Nashville, TN 3721

Returned:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Send Tax Bills To:
Cindy L. Garrett
Same

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 081022O00100CO

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, **Devan McClish**, an unmarried man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cindy L. Garrett,** a single woman, "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Unit A of the Plan of Declaration of Covenants, Conditions and Restrictions for 2325 23rd Avenue North Residences, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of record in Instrument Number 20181129-0116604, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-laws and Charter for the administration thereof, and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the By-Laws ` of record as Instrument Number 20181129-0116604, Register's office for Davidson County, Tennessee.

Being part of the same property conveyed to Devan McClish, an unmarried man, by Warranty Deed from Allegra Montgomery Walker, a single woman, dated September 17, 2018, of record in Instrument Number 20180921-0093938. Register's Office for Davidson County, Tennessee.

This is improved property known as: 2325 A 23rd Avenue North, Nashville, TN 37208

This property is subject to any and all existing easements and restrictions as shown of record including 2019 Davidson County Property Taxes and subesequent years, all matters as shown of record in Instrument Number 20181129-0116604, Register's Office for Davidson County, Tennessee.

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

Grantor covenants that it 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of March, 2019.

_____(SEAL)
Devan McClish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2019, before me personally appeared Devan McClish, 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 (or person's) free act and deed.

Witness my hand, at office, this 8th day of March, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 5.3.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $250,000.00, 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
8th day of March, 2019.

_____
Notary Public
My commission expires:_____
File No. 2019-80

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 03-03-2020

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

