Record & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4646

Karen Johnson Davidson County
Batch# 252905 DEEDWARR
07/05/2019 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $255.30
20190705-0065447

STATE OF TENNESSEE
COUNTY OF Putnam

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

The actual consideration or value, whichever is greater, for this transfer is $69,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2019

Notary Public
My Commission Expires: 9-21-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sasha Hudgens 441 Harding Place #B14 Nashville, TN 37211	New Owner	147-03-0A-030.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **CNK, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sasha Hudgens**, 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. B-14, together with the appurtenant interest in the common elements of Harding Place Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed establishing Harding Place Condominium, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Harding Place Condominium of record in Book 5200, pages 571 and 572, Register's Office for Davidson County, Tennessee. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Harding Place Condominium provided in said Master Deed, together with the By-Laws appended thereto, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to CNK, LLC, a Tennessee limited liability company by Warranty Deed from Volunteer State Bank, dated January

31, 2014, recorded February 4, 2014, of record in Instrument No. 20140204-0009621, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **441 Harding Place, #B14, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, have 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. Whenever 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 executed this instrument on this 1st day of July, 2019.

GRANTOR:

CNK, LLC, a Tennessee Limited Liability Company

By: _____
James J. Stevens, Managing Member

By: Mary Elizabeth Stevens
Mary Elizabeth Stevens, Managing Member

STATE OF TENNESSEE
COUNTY OF Putnam

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James J. Stevens, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Managing Member of CNK, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained. *and Mary Elizabeth Stevens

WITNESS my hand and seal at office this 1st day of July, 2019.

Notary Public
My Commission expires: 9-21-20

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

201907050065447

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM