WARRANTY DEED

Karen Johnson Davidson County
Batch# 259498 DEEDWARR
07/19/2019 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $767.75
20190719-0070939

State of ~~Tennessee~~ Connecticut
County of ~~Sumner~~ Newhaven
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 11/30/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela Lampley Mason	New Owner	109-05-OD-104.00
(NAME)	(NAME)	
1522 Lincoya Bay Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nicole P. Mattox, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Pamela Lampley Mason, a single 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:

LAND in Davidson County, Tennessee, being Unit No. 1522 in The Cottages of Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplemental Declarations appearing in Instrument 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nicole P. Mattox, an unmarried woman by Warranty Deed from Robert G. Boaz and wife, Francine Boaz, dated 08/21/2015, of record in Instrument 201509100091871, Register's Office for Davidson County, Tennessee. The said Nicole Mattox has since married and her spouse, Arinze Dim herein joins to convey any and all right and interest he may have; especially his marital rights.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1522 Lincoya Bay Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hands this 17th day of July, 2019.

Nicole P. Mattox

Arinze Dim by Nicole Mattox his Attorney-in-Fact
Arinze Dim
By: Nicole Mattox, his Attorney-in-Fact

Nicole Mattox executed this instrument on behalf of Arinze Dim pursuant to a Power of Attorney of record in Instrument No. 201907190070938, Register's Office, Davidson County, Tennessee.

State of Connecticut
County of New Haven

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole P. Mattox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of July, 2019.

Notary Public
My Commission Expires: 11/30/23

State of Connecticut
County of New Haven

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Mattox with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Arinze Dim as his Attorney-in-Fact as the free act and deed of the within named Nicole Mattox.

Witness my hand and official seal this 17th day of July, 2019

Notary Public
My Commission expires: 11/30/23
File No.: 20192119

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)