STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of September, 2019.

Notary Public
MY COMMISSION EXPIRES:
File No. G19-6546

Karen Johnson Davidson County
Batch# 282692 DEEDWARR
09/09/2019 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20190909-0090853

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephanie R. Aldridge (NAME)	New Owner (NAME)	147-03-0A-040.00-C
122 Haven Street (STREET ADDRESS)	// (STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	// (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **CNK, LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie R. Aldridge, an unmarried 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:

Being Unit B24, of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A1 of said Master Deed, reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Pages 571-572, said Register's Office for a more complete identification and description of such unit.

Being part of the same property conveyed to CNK, LLC by Deed dated January 31, 2014, recorded February 4, 2014, in Instrument Number 20140204-0009621, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, Page 571, Register's Office for Davidson County, Tennessee.

2. Charter for Homeowners Association of record in Book 6081, Page 872, Register's Office for said County.

3. Master Deed of record in Book 6104, Page 725 and Appointment of Successor-Trustee of record in Instrument 200508150096131, Register's Office for said County.

4. Lease Agreement for laundry facilities of record in Book 9962, Page 8, Register's Office for said County.

5. Easement to Comcast of Nashville I, LLC of record in Instrument 20130517-0050093, Register's Office for said County.

6. Easement for Sanitary Sewers/Storm Drainage of record in Book 6710, Page 406, Register's Office for said County.

7. Land Use Restriction Agreement of record in Book 8946, Page 284, Register's Office for said County.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 441 Harding Place, Apt B24, Nashville, TN 37211.

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.

Witness my/our hand(s) this ___ day of September, 2019.

CNK, LLC, a Limited Liability Company

By: _____
James J. Stevens, Member

By: _____
Mary Elizabeth Stevens, Member

STATE OF Tennessee
COUNTY OF Putnam

Before me, the undersigned, of the state and county mentioned, personally appeared James J. Stevens and Mary Elizabeth Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of CNK, LLC, the within named bargainor, a Limited Liability Company, and that such James J. Stevens and Mary Elizabeth Stevens as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office this 5th day of September, 2019.

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

_____
Notary Signature

Printed Name: Morgan Bailey

My commission expires: 9-21-20

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY