Karen Johnson Davidson County
Batch# 303172 DEEDWARR
10/21/2019 11:56:30 AM 2 pgs
Fees: $13.00 Taxes: $699.30
20191021-0107589

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0623

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of October, 2019

Notary Public

Commission Expires: 02/10/2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Dahms 516 Flintlock Court Nashville, TN 37217	LoanDepot.com PO Box 5710 Chicago, IL 60680-5681	135-16-0B-057.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Thomas Mayo, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Dahms, an unmarried man

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:

A certain unit located in Davidson County, Tennessee, being Unit No. 57 of Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Woodridge at Nashboro Village of record in Instrument Number 20021104-0134724, amended in Instrument Number 20030610-0080281 and Instrument Number 20050520-0056888 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Plat Book 4660, Page 157 and amended at Instrument No. 20021120-0143949; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Thomas Mayo, married by Warranty Deed from Benjamin M. Ogleton, II and wife, Chandra S. Ogleton of record in Instrument No. 20051207-0147177, Register's Office for Davidson County, Tennessee, dated December 05, 2005 and recorded on December 07, 2005 and Scrivener's Affidavit recorded on January 06, 2006 and recorded in Instrument No. 20060106-0002121, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $110,000.00.).

Being the same property conveyed to The Thomas Mayo Revocable Trust dated August 3, 2011 by Quitclaim Deed from Thomas Mayo, married of record in Instrument No. 20110920-0072849, Register's Office for Davidson County, Tennessee, dated August 13, 2011 and recorded on September 20, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Thomas Mayo by Quitclaim Deed from Thomas Mayo, Trustee of the Thomas Mayo Revocable Trust of record in Instrument No. 20190827-0085998, Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on August 27, 2019.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 516 Flintlock Court, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of October, 2019.

Thomas Mayo by Gloria Prescott, Attorney-in-Fact
Thomas Mayo by ~~Gloria~~ Prescott, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gloria Prescott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Thomas Mayo** and that she is authorized by **Thomas Mayo** to execute this instrument on his behalf

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of October, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature

My Commission Expires: September 7, 2020

WARRANTY DEED