Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 341412 **DEEDWARR**
01/10/2020 09:45:55 AM 2 pgs
Fees: $13.00 Taxes: $489.88

20200110-0003581

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,400.00

Affiant

Subscribed and sworn to before me, this .

Notary Public

MY COMMISSION EXPIRES: 10/24/2020

(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara E. Shrode and Cade Kuhr, wife and husband	ORIGin Bank (NAME)	
424 B. E. Palestine Avenue (ADDRESS)	1806 Hudson Lake Ste 2A (ADDRESS)	052-09-0B-004.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Monroe LA 71201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ina Williams, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sara E. Shrode and Cade Kuhr, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 3-B OF MONTAGUE TERRACE TOWNHOMES AS SHOWN ON EXHIBIT "C" TO THE MASTER DEED AND BY-LAWS ESTABLISHING MONTAGUE TERRACE, PHASE ONE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO, 20080819-0085322, AS AMENDED IN AMENDED IN INSTRUMENT NO. 20090414-0033587, INSTRUMENT NO. 20090526-048117 AND INSTRUMENT NO. 20120827-0077078 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ESTABLISHED PURSUANT TO 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 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 AIL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF, TOGETHER WITH AN UNDIVIDED PERCENTAGE OF OWNERSHIP IN THE ASSOCI

BEING THE SAME PROPERTY CONVEYED TO INA WILLIAMS BY WARRANTY DEED FROM VINCENT PONZI OF RECORD IN INSTRUMENT NO. 20190802-0076422 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 424 B. E. Palestine Avenue, Madison, TN 37115
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this .

Ina Williams

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072