Karen Johnson Davidson County
Batch# 359585 DEEDWARR
02/18/2020 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20200218-0017916

Name and Address of New Owner:
Trevor Jackson and Bethany A. Jackson
6208B New York Ave.
Nashville, TN 37209

Send Tax Statements To:
Churchill Mortgage Corporation
1749 Mallory Lane, Suite 100
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20010027

Map and Parcel: p/o 091 02 0 014.00

WARRANTY DEED

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, **Harmony Homes of Tennessee, LLC, a Tennessee Limited Liability Company** , hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Trevor Jackson and Bethany A. Jackson, husband and wife**, 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, and being all of Unit No. B, 6208 New York Avenue, a Horizontal Property Regime with Private Elements, according to Declaration of Covenants, Conditions and Restrictions for 6208 New York Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20190125-0007590, in the Register's Office for Davidson County, Tennessee, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more accurate and complete description of said unit.

Being a portion of the same property conveyed to Harmony Homes of Tennessee, LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on September 4, 2018 in Instrument Number 20180904-0087054, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of 6208 New York Avenue of record in Instrument Number 20190125-0007590; All matters of prior plat as set forth per Book 161, page 75; Agreement For Dedication of Public Right of Way of record in Instrument Number 20191122-0120930, said Register's Office.

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, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6208B New York Ave., Nashville, TN 37209

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 assigns, 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 our hand this 14th day of February, 2020.

Harmony Homes of Tennessee, LLC

BY: _____
Tyler Thomason, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Tyler Thomason, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Harmony Homes of Tennessee, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 14th of February, 2020.

_____
Notary Public
My Commission Expires: 5/20/25

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $519,900.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 14th day of February, 2020.

_____
Notary Public
My Commission Expires: 04/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught 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: 05/23/2023

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY