AUBREY B. SALING

TO: *WARRANTY DEED*

JAY CODINA, et ux

Karen Johnson Davidson County
Batch# 360373 DEEDWARR
02/19/2020 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20200219-0018455

THIS WARRANTY DEED OF REALTY, executed as of the 3rd day of February, 2020, by Grantor, **AUBREY B. SALING, an unmarried person,** to Grantees, **JAY CODINA and MARGARET H. CODINA, Husband and Wife,** Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in the Tenth (10th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Being Lot No. 79 on the Plan of Connell Estates, Section III, of record in Book 3600, Page 31, Register's Office for Davidson County, to which plan reference is here made for a more complete and accurate description. The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.
>
> Being the same property conveyed to Aubrey B. Saling, an unmarried person, from Judy E. Nalls, an unmarried woman, by Warranty Deed dated August 5, 2019, recorded August 7, 2019 at 10:32 A.M., and appearing of record in Instrument Number 20190807-0078473, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2020 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Deed Book 3672, Page 251; and to all matters as shown on plan of record in Deed Book 3600, Page 31, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **AUBREY B. SALING**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 3rd day of February, 2020.

My Commission Expires: 9/20/2021

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

Property Owners Name and Mailing Address:

Jay Codina
Margaret H. Codina
405 Isaac Drive
Goodlettsville, TN 37072

Person or Entity Responsible for Payment of Property Taxes:
Wells Fargo Bank, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104

Property Address:
405 Isaac Drive
Goodlettsville, TN, 37072

Map and Parcel No.
018-03-0-031.00

STATE OF TENNESSEE,
Williamson COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$294,900.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the **3rd day of February, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6.13.22

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

