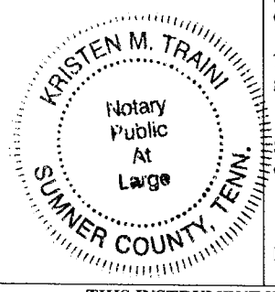
Karen Johnson Davidson County
Batch# 371091 DEEDWARR
03/11/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,057.20
20200311-0027385

Warranty Deed



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $556,000.00.

Affiant

Subscribed and sworn to before me, this the ~~9th~~ 11th day of March, 2020.

Notary Public

My commission expires: OCT 2 0 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tomas Andre McDermott	F & M Bank	072-10-3B-001.00-CO
2619 Gallatin Pike	10 Cadillac Dr. Suite 100	
Nashville Tennessee 37216	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID AHO, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOMAS ANDRE MCDERMOTT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 1, as established in Declaration of Covenants, Conditions and Restrictions for 2619 Gallatin Pike Townhomes, a Horizontal property Regime with Private Elements of record at Instrument No. 20160826-0089504, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Elde Guerrier and De Lisa Guerrier, husband and wife by Warranty deed from DB Arcade, LLC of record in Instrument No. 20150727-0073387 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 27, 2015.

Being a portion of the same property conveyed to Guerrier Development, LLC by Quitclaim deed from Elde Guerrier and De Lisa Guerrier, husband and wife of record in Instrument No. 20150904-0090235 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 04, 2015.

Being the same property conveyed to David Aho, married by Warranty deed from Guerrier Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180404-0031797 Register's Office for Davidson County, Tennessee, dated April 02, 2018 and recorded on April 04, 2018.

Being also known as 2619 A Gallatin Pike Nashville, Tennessee 37216.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2619 A Gallatin Pike, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of March, 2020.

David Aho

STATE OF New Jersey
COUNTY OF Monmouth

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Aho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of March, 2020.

Notary Public

My Commission Expires: 05/17/2022

ALEX A HERETIER
Notary Public – State of New Jersey
My Commission Expires May 17, 2022

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

