6

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0309

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

JOSHUA A. TERRY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
Dec 12, 2023

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of March, 2020

Notary Public

Commission Expires: Dec. 12, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas Jenkins 1062 General George Patton Road Nashville, TN 37221	Mortgage Research Center 1400 Veterans United Drive Columbia, MO 65203	142-09-0D-127.00-CO

Karen Johnson Davidson County
Batch# 378980 DEEDWARR
03/30/2020 09:35:38 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20200330-0033757

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,

Matthew S. Horvath and wife, Hannah L. Horvath

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

Nicholas J. Jenkins, single 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 1062 together with the carport designated 1062-C, River Plantation, Section Six, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Plat Book 5200, Page 359 and 360, amended by Surveyor's Certificate of Correction in Book 5807, Page 669, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Matthew S. Horvath and wife, Hannah L. Horvath by Warranty deed from Joan S. Jones, unmarried of record in Instrument No. 20141208-0112116 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on December 08, 2014.

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: 1062 General George Patton Road, Nashville, TN 37221

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 20th day of March, 2020.

2020-03-20

Matthew S. Horvath

Hannah L. Horvath 2020-03-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew S. Horvath and Hannah L. Horvath** 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.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of March, 2020.

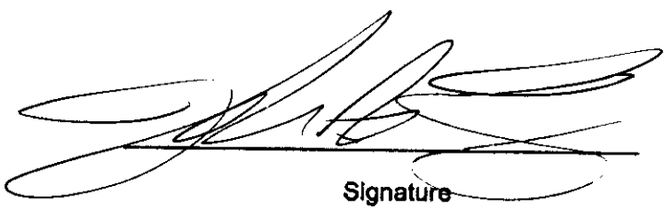
JOSHUA A. TERRY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
Dec 12, 2023

Notary Public
My Commission Expires: Dec. 12, 2023

(Notary Seal)

Certificate of Authenticity

I, Joshua A. Terry, 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.

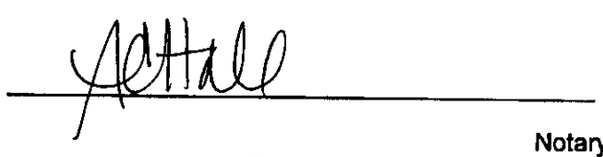


Signature

State of TN

County of Williamson

Personally appeared before me, A.C. Hall, a notary public for this county and state, Joshua A. Terry 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: 5-2-22.

Notary's Seal (If on paper)

