Karen Johnson Davidson County
Batch# 380133 DEEDWARR
03/31/2020 03:47:30 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20200331-0034692

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 205,000.00.

Affiant

Subscribed and sworn to me on March 25, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33388

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Emily Ricker Robert Kern 8177 Coley Davis Road Nashville, TN 37221	NEW OWNER	141-6-B-021.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tram Giroir, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Emily Ricker and Robert Kern, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 121 of Poplar Ridge Condominiums, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 11322, page 931, amended in Book 11662, page 988, in Book 11662, page 993, Instrument No. 20000211-0014075, and Instrument No. 20000609-0057726, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Poplar Ridge Condominiums, as of record in Book 9700, pages 829 and 830, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Tram Giroir and husband David Giroir, by deed from Ann Marie Edwards n/k/a Ann Marie Edwards Gleason and husband, Christopher Wayne Gleason, dated March 10, 2006 and recorded March 29, 2006 as Instrument No. 20060329-0035715, Register's Office for Davidson County, Tennessee. Being further conveyed by Quitclaim Deed from David Giroir, unmarried to Tram Giroir, dated June 29, 2007 and recorded July 19, 2007 as Instrument No. 20070719-0086089, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Master Deed of record in Book 11322, page 932 amended in Book 11662, page 988 and 993; Instrument No. 20000211-0014075 and Instrument No. 20000609-0057726, Register's Office for Davidson County, Tennessee.

3. Be-Laws of record in Book 11322, page 957, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 8177 Coley Davis 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their 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 my/our hand(s) this 25th day of March 2020.

Tram Giroir

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On March 25, 2020, before me personally appeared Tram Giroir to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 25, 2020.

NOTARY PUBLIC

My Commission Expires: 9/5/24

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2024

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2023

Notary Seal (if on paper)