Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

39-B
File #20-1151

Karen Johnson Davidson County
Batch# 396354 DEEDWARR
05/06/2020 12:21:26 PM 2 pgs
Fees: $13.00 Taxes: $1,676.10

20200506-0047258

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinatter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank Bennett Pearce, Jr. and Amanda Favret Pearce, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jansen Michael Wagner, unmarried and Sherrard Brittany Stallings, unmarried, as joint tenants with the right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 2422-A of Homes on Inga Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes on Inga Street, a Horizontal Property Regime with Private Elements, of record in Inst. No. 20160624-0064728 and amended in Instrument No. 20160715-0073109, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes on Inga Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat as filed as Exhibit "B" to Declaration appearing in Instrument No. 20160624-00648728 and amended in Instrument No. 20160715-0073109, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Frank Bennett Pearce, Jr and Amanda Favret Pearce, husband and wife by deed from White Pines Building Group, LLC, a Tennessee limited liability company, dated June 6, 2017, of record in Inst. No. 20170609-0057923, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2422 A Inga Street, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jansen Michael Wagner
2422 A Inga Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
072-13-0S-001.00

WITNESS THE EXECUTION HEREOF this 5th day of May, 2020.

Frank Bennett Pearce, Jr

Amanda Favret Pearce

State of Tennessee)
County of Davidson)

On this 5th day of May, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frank Bennett Pearce, Jr and Amanda Favret Pearce, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 453,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of May, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021