Karen Johnson Davidson County
Batch# 398377 DEEDWARR
05/11/2020 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200511-0048853

WARRANTY DEED

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

R-RM-20-1009A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2020.

Dakotah Harvey
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hunter Tope and Kendall Van Hoozier	Mortgage Investors Group	
(NAME)	(NAME)	
1009 A 5th Street N	8320 E Walkers Springs Ln.	**082-04-0A-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW S. NELSON, MARRIED AND JOHN F. THOMAS, II, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUNTER TOPE AND KENDALL VAN HOOZIER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "A", together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1009 North 5th Street Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140730-0067949 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew S. Nelson, an unmarried man and John F. Thomas II, married, as tenants in common with right of survivorship by Warranty deed from Terence Harris and Tina Harris, husband and wife of record in Instrument No. 20161109-0118444 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 09, 2016.

The above-described property is not the primary or marital residence of grantor John F. Thomas, II.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140730-0067949, Register's Office for Davidson County, Tennessee
- HOA Charter of record in Instrument Number 20140911-0083306, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 A 5th Street N, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF APRIL, 2020.

Matthew S. Nelson by Kaz Arbogast as Attorney in Fact

John F. Thomas, II by Kaz Arbogast as Attorney in Fact

Haley Nelson by Kaz Arbogast as Attorney in Fact

Haley Nelson, spouse of Matthew S. Nelson, hereby joins in this conveyance and does transfer and convey any and all marital interest Haley Nelson may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW S. NELSON AND JOHN F. THOMAS, II AND HALEY NELSON, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW S. NELSON AND JOHN F. THOMAS, II AND HALEY NELSON.

Witness my hand and official seal, this the 30th of April, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Dakotah Harvey, 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, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, 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: _____

