Warranty Deed

Karen Johnson Davidson County Batch# 402163 DEEDWARR 05/18/2020 10:42:30 AM 3 pgs Fees: $18.00 Taxes: $1,598.40 20200518-0051194	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $432,000.00. Angela Batson Affiant Subscribed and sworn to before me, this the 12th day of May, 2020. Notary Public My commission expires: 11/08/22

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Angela Thompson Ronald Berry Thompson	Quicken Loans	091-10-0V-024.00-CO
235 Sterling Point Circle	1050 Woodward Avenue	
Nashville, TN 37209	Detroit, MI 48226-1906	

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, **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELA THOMPSON AND RONALD BERRY THOMPSON, WIFE AND HUSBAND**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 24 of Sterling Point, A Horizontal Property Regime With Private Elements, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Declaration of Covenants, Conditions and Restrictions for Sterling Point, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180806-0077219, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20180806-0077219, as amended at Instrument No. 20180808-0078139 to said Master Deed.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Warranty deed from L.A.N.D. Group, LLC of record in Instrument No. 20170109-0002545Register's Office for Davidson County, Tennessee, dated January 05, 2017 and recorded on January 09, 2017.

Being a portion of the same property conveyed to Woodland Street Partners, LLC by Quitclaim deed from Woodland Street Partners, LLC of record in Instrument No.20180713-0067876 Register's Office for Davidson County, Tennessee, dated July 11, 2018 and recorded on July 13, 2018.

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 235 Sterling Point Circle, Nashville, TN 37209, 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 12th day of May, 2020.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

By:_____
Brett M. Diaz, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of May, 2020.

_____
Notary Public

My Commission Expires: _____

ANGIE LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY