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

39-B
File #20-1135

Karen Johnson Davidson County
Batch# 402449 DEEDWARR
05/19/2020 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20200519-0051564

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter J. McAndrew and Kelly A. Riedinger, a married couple, hereinafter** called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald B. Sloan, an unmarried man**, 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 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages of Inga Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160614-0060096, 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 Peter J. McAndrew and Kelly A. Riedinger, a married couple, by deed from 508 Investors, LLC, a Tennessee Limited Liability Company, dated May 17, 2017, of record in Inst. No. 20170518-0049588, 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: 2432 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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Donald B. Sloan **2432 Inga Street** **Nashville, TN 37206**	SAME (New Owner)	**072-13-0R-001.00**

WITNESS THE EXECUTION HEREOF this 4th day of May, 2020.

Peter J. McAndrew

Kelly A. Riedinger

State of Tennessee)
County of Davidson)

On this 4th 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 Peter J. McAndrew and Kelly A. Riedinger, 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.

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

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of ~~Davidson~~ WILSON)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 429,900.00.**

Affiant

Sworn and subscribed before me on this the 4th day of May, 2020.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 07-11-2021

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).