Karen Johnson Davidson County
Batch# 421612 DEEDWARR
06/22/2020 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20200622-0066071

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2020.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eliot-Abigail Caldwell and James Caldwell	Same	072-11-3K-001.00
(NAME)	(NAME)	
1417A Otay Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Charles Christensen and Julianna Christensen, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eliot-Abigail Caldwell, a single woman and James Caldwell, a single man, as joint tenants with the right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain unit located in DAVIDSON County, Tennessee, being Unit 1417A as established in Declaration of Covenants, Conditions and Restrictions for 1417 Otay Street Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161122-0123252, amended in Instrument No. 20170313-0024367 and again amended in Instrument No. 20171018-0106767, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Weekley Homes, LLC, by Warranty Deed from Shannon Watson, unmarried, of record in Instrument No. 20160718-0073634, in the Register's Office of Davidson County, Tennessee, dated July 14, 2016 and recorded on July 18, 2016. Further being the same property conveyed to Charles Christensen and Julianna Christensen, husband and wife, by Warranty Deed from Weekley Homes, LLC, of record in Instrument No. 20180725-0072748, in the Register's Office of Davidson County, Tennessee, dated July 25, 2018 and recorded on July 25, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1417A Otay Street, Nashville, TN 37216

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 we do covenant with the said Grantees 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 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 our hands this 11th day of June, 2020.

Charles Christensen

Julianna Christensen

STATE OF NORTH CAROLINA
COUNTY OF Durham

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Charles Christensen and Julianna Christensen, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of June, 2020.

Victoria Walker Holley
Notary Public

My Commission Expires: 7/18/2022

(SEAL)

Victoria Walker Holley
Notary Public
Durham County
North Carolina
My Commission Expires 7/18/2022

True Copy of Certification

I, Bonnie Curry, 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes

Carol M. Holmes, Notary Public

My commission expires on 2/19/24

