THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 428130 DEEDWARR
06/29/2020 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,200.65
20200629-0070183

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Chau Mai 553 Rosedale Avenue Nashville, TN 37211	Quicken Home Loans 1050 Woodward Ave. Detroit, MI 48226	118-04-0B-123.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ashley J. Reginald, formerly Ashley J. Wilson, Married**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Chau Mai, a single man** , hereinafter called the Grantees, their heirs and assigns, Spouse of Ashley J. Reginald has never resided at the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No.123 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, Created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Ashley J. Wilson, a single woman, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, of record on December 31, 2007, at Instrument No. 20071231-0149267, Davidson County Register of Deeds.

This is property commonly known as 553 Rosedale Avenue Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

20200629-0070183

Witness my hand, this 22nd **day of June, 2020:**

Ashley J. Reginald

Ashley J. Reginald

STATE OF Indiana

COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashley J. Reginald,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of June, 2020:

Notary Public

My Commission Expires: 1-25-2023

M. KELLY PERRY
NOTARY SEAL PUBLIC
My Commission Expires 1-25-2023
Comm. #662699
KNOX COUNTY, STATE OF INDIANA

STATE OF Tennessee

COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$321,500.00~~ $324,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 25th DAY OF June, 2020.

Notary Public

My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

