Karen Johnson Davidson County
Batch# 440904 DEEDWARR
07/20/2020 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20200720-0079582

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00.

Alison Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2020.

Corylyn S. Priest
Notary Public

MY COMMISSION EXPIRES: 10-2-2023
(AFFIX SEAL)

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-061127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abigail Rose Doeg and Michael Anthony Shewchuk	Ameris Bank	
(NAME) 1621 A Cahal Avenue	(NAME) 1800 Parkway PL. Suite 820	072-14-0O-003.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-NINE THOUSAND AND NO/100 DOLLARS ($429,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALISON SIMS, UNMARRIED AND LACEY A. STRYKER, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABIGAIL ROSE DOEG, AN UNMARRIED WOMAN AND MICHAEL ANTHONY SHEWCHUK, AN UNMARRIED MAN** 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:

Land in Davidson County, Tennessee, being Unit 1621 A Cahal Cottages, as established by the Declaration of Covenants, Conditions and Restrictions of Cahal Cottages of record in Instrument No. 20140520-043455, amended in Instrument No. 20140521-0043830, Instrument No.20140521-0043831, Instrument No.20140521-0043832 and Instrument No.20140521-0043833 and 20150511-0042645, in the Register's Office for Davidson County, Tennessee, said units being depicted in Exhibit C of said Declaration.

Being the same property conveyed to Alison Sims, an unmarried woman, and Lacey A. Stryker, an unmarried woman, as tenants in common with the right of survivorship by Warranty deed from Cottages at Cahal, LLC of record in Instrument No. 20150526-0047895 Register's Office for Davidson County, Tennessee, dated May 21, 2015 and recorded on May 26, 2015.

THIS CONVEYANCE IS MADE 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) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 1621 A Cahal Avenue, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 15th day of July, 2020

Alison Sims

Alison Sims

Lacey A. Stryker by Alison Sims, Attorney-In-Fact

Lacey A. Stryker by Alison Sims, Attorney-In-Fact

STATE OF KY
COUNTY OF Fayette

On this the 15 day of July, 2020, before me personally appeared Alison Sims, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15 day of July, 2020.

Notary Public

My Commission Expires: 08/31/23

(SEAL)

Landry Funderburk
Notary ID: 629197
Fayette County
Exp: 08/31/2023

STATE OF KY
COUNTY OF Fayette

On this the 15 day of July, 2020, before me personally appeared Alison Sims 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 Lacey A. Stryker and who acknowledged she executed the same as the free act and deed of the said Lacey A. Stryker.

Witness my hand and official seal, this the 15 day of July, 2020.

Notary Public

My Commission Expires: 08/31/23

(SEAL)

Landry Funderburk
Notary ID: 629197
Fayette County
Exp: 08/31/2023

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021