This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 443292 DEEDWARR
07/23/2020 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $617.90
20200723-0081294

ADDRESS NEW OWNER.
Cindy Rae Felton
1202 Massman Drive
Nashville, TN 37217

SEND TAX BILL TO:
New owner

MAP/PARCEL 107-14-0A-067.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrea Girton, n/k/a Andrea Girton-Lee, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Cindy Rae Felton, Married Woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 67 on the Plan of Copperfield Terrace Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 6326, Page 790, a Plat of which is of record in Book 6250, Page 50, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Andrea Girton, unmarried by Warranty deed from Mark G. Robbins and wife, Karen M. Robbins of record in Instrument No. 20061212-0153056 Register's Office for Davidson County, Tennessee, dated November 22, 2006 and recorded on December 12, 2006.

Andrea Girton is one and the same person as Andrea Girton-Lee.

Eugene Lee, the spouse of Andrea Girton-Lee, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Andrea Girton-Lee.

This is improved property known as: **1202 Massman Drive, Nashville, Tennessee 37217**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 22 day of July, 2020.

WITNESS MY HAND on this the 22 day of July, 2020

Andrea Girton-Lee
Andrea Girton-Lee

Eugene Lee
Eugene Lee

STATE OF INDIANA
COUNTY OF Marion

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Andrea Girton-Lee and Eugene Lee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22 day of July, 2020.

Notary Public – State of Indiana
Johnson County
My Commission Expires:
February 9, 2024

Deandra L. Plew Deandra L. Plew
NOTARY PUBLIC Deandra L. Plew
#677645

My Commission Expires: 2/9/2024

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $167,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of July, 2020

NOTARY PUBLIC

My Commission Expires: 8/21/2023

File No: 200511

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

True Copy Certification

I, Krystal Schuster, 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, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, 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: 03/21/2022

