Karen Johnson Davidson County
Batch# 444031 DEEDWARR
07/27/2020 09:27:30 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20200727-0081833

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Kimberley C. Kendall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of July, 2020

Mary Gail Porter
Notary Public

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: _____

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd, Ste 100
Mt. Juliet, TN 37122
MQ20-0438

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Taylor Jensen 570 Flintlock Court #84 Nashville, TN 37217	Servicemac Mortgage Servicing P.O. Box 105178 Atlanta, GA 30348	135-16-0B-084.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Chad D. Freeman, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Jensen, a single woman

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 No. 84 on the Plan of Horizontal Property Regime, Private Element Plat, Woodridge at Nashboro Village, Nashboro Village -Tract 11, of record in Plat at Instrument No. 2002112-00143949, 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 Chad D. Freeman, an unmarried man, by Warranty deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20040825-0103099, Register's Office for Davidson County, Tennessee, dated August 20, 2004 and recorded on August 25, 2004. (Value of consideration shown in aforementioned deed $109,285.00.) Being also known as 570 Flintlock Court #84, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 570 Flintlock Court #84, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of July, 2020.

Chad D. Freeman

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chad D. Freeman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Mt. Juliet~~ Hendersonville, Tennessee this 22nd day of July, 2020.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 2/28/2023

WARRANTY DEED

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020