Karen Johnson Davidson County
Batch# 467164 DEEDWARR
08/31/2020 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $292.30
20200831-0098596

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $79,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2020.

Notary Public

My commission expires:
OCT 2 0 2020

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

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Alan Armstrong **Trina Burgess Armstrong**	**New Owner**	**052160A01400CO**
1301 Neelys Bend Rd.		
B14 Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Becker, Rolling, and Heritage, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Alan Armstrong and wife, Trina Burgess Armstrong

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:

Certain real estate in Davidson County, Tennessee, as follows: Apartment Unit Number B-14, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee code annotates, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County,Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to 29th, Highland, Paragon and Neelys, LLC, by Quitclaim Deed from 29th, Highland, Paragon and Neelys, LLC, dated January 24, 2018, of record in Instrument No. 20180124-0007233, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Becker, Rolling and Heritage, LLC by Quitclaim Deed from Highland, Paragon, and Neelys, LLC of record as Instrument No. 20200819-0093552, said Regster's Office.

Reference is here made to Corrective Quitclaim Deed of record as Instrument No._____, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1301 Neelys Bend Road B14, Madison, TN 37115.

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 in 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.

Becker, Rolling, and Heritage, LLC

By:_____ Date: 8/27/2020
Manuel R. Solano

By:_____ Date: 8/27/2020
Tina C. Solano

Trustees of the Maneul R. Solano and Tina C. Solano Revocable Trust, it's sole member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Manuel R. Solano and Tina C. Solano, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged themselves to be the Trustees of the Maneul R. Solano and Tina C. Solano Revocable Trust, the sole Member of Becker, Rolling, and Heritage, LLC, the within named bargainor, and as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Manuel R. Solano and Tina C. Solano as such Trustees of the sole member, and attesting the same.

Witness my hand and official seal at office at Nashville, Tennessee, on this 27th day of August, 2020.

_____
Notary Public

Commission Expires: 9/4/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER