WARRANTY DEED

Karen Johnson Davidson County
Batch# 468575 DEEDWARR
09/02/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20200902-0099980

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lora Wuerdeman	New Owner	Parcel ID: 072 13 2C 001.00
(NAME)	(NAME)	
1022 A Cahal Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christiana Herron, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lora Wuerdeman, 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:

A certain unit located in A County, Tennessee, being known and designated as Unit No. A of 1022 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1022 Cahal Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180605-0053891, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Southern Spaces, LLC, by Warranty Deed from Nadiyah Crockett, Devisee, Cassandra Richardson, Devisee, Buford Pointer, Devisee and Alvin Pointer, Devisee of the Estate of Rosie L. Pointer, of record in Instrument No. 20180309-0022402, in the Register's Office of Davidson County, Tennessee, dated February 23, 2018 and recorded on March 09, 2018.

Being the same property conveyed to Lannie G. Boswell and Elizabeth A. Boswell, husband and wife, by QuitClaim Deed from Southern Spaces, LLC, a Tennessee limited liability company, of record in Instrument No. 20180514-0045707, in the Register's Office of Davidson County, Tennessee, dated May 11, 2018 and recorded on

May 14, 2018.

Being the same property conveyed to Christiana Herron, by Warranty Deed from Lennie G. Boswell and Elizabeth A. Boswell, husband and wife, of record in Instrument No. 20190325-0026834, in the Register's Office of Davidson County, Tennessee, dated March 22, 2019 and recorded on March 25, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1022 A Cahal Avenue, Nashville, TN 37206

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 our hands this 31st day of August, 2020

Christiana Herron

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christiana Herron, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2020.

Notary Public

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07/09/2022

(SEAL)

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

