Karen Johnson Davidson County
Batch# 469994 DEEDWARR
09/03/2020 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20200903-0100960

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-22-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Vicki Bratton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/22/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eyd Toss and Alaa Mankarious	Eyd Toss and Alaa Mankarious	133 16 0A 144.00
(NAME)	(NAME)	
270 Tampa Drive, Unit K9	3804 Montgomery way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Brandon Jones and Ashley Jones, husband and wife hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Eyd Toss, a married man and Alaa Mankarious, a married man as tenantas in common hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. K9 on the plan of Harding Glen Condominiums (formerly Barcelona Condominiums), together with the undivided interest in the common elements appurtant to said Unit, as set forth in the Master Deed of record in Book 6400, Page 801; Book 9397, Page 814; Book 9723, Page 68, Book 11509, Page 965; Instrument Number 20070926-0114999; Instrument Number 20171004-0101537 and Instrument Number 20180606-0054269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Jones and Ashley Jones, husband and wife by Warranty Deed from Andy Nguyen Dan and Duy Cuong Ha Dang, dated 07/03/2018 and recorded 07/03/2018, of record in Instrument 201807030064620, Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 270 Tampa Drive, Unit K9, Nashville, TN 37211
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of August, 2020.

Brandon Jones

Ashley Jones

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon Jones and Ashley Jones, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of August, 2020.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, 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: 12/22/24

