This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 470049 DEEDWARR
09/04/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20200904-0101027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $193,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of September, 2020.

Notary Public
My commission expires: 10/21/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
MiChon Brown 5523 Cedar Ash Crossing Antioch, TN 37013	New Owner	163-16-0A 092.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL NOBLING, a single man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MICHON BROWN, single woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

BEING Unit No. 212 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050609-0066104 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael Nobling, by virtue of that certain Quit Claim Deed dated August 1, 2017, and being of record at Instrument No. 20170808-0081225, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Michael Nobling and wife, Brenda Noblingby virtue of Deed dated March 3, 2006 at Instrument No. 20060310-0028014, in the amountof $130,499.00 in the said Register's Office.

Subject to all matters of record in Instrument No. 20040218-0018392, 20080729-0077388 and 20050609-0066104 - Exhibit A-1

Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20031119-0168785, 20050609-0066104, 20060825-0105504 and 20080812-0082993, in the saidRegister's Office.

Stream Buffers and Drainage Easment to Homeowner Association of record in Instrument No. 20080226-0018727, in the said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5523 Cedar Ash Crossing, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 2nd day of September, 2020.

Michael Nobling

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Nobling**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of September, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21