Karen Johnson Davidson County
Batch# 471177 DEEDWARR
09/08/2020 10:04:11 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20200908-0101748

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Lekin Singleton
Affiant

Subscribed and sworn to before me, this 28 day of August, 2020.

Notary Public

My commission expires: 6.24.2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua A. Heup	New owner	**114110A03100CO**
7470 Charlotte Pike #6		
Nashville, TN 37209		

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,

Nga Thi Mach, unmarried woman

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

Joshua A. Heup, unmarried man

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, being Unit No. 6 on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed for West Hills Condominiums, of record in Instrument No. 20001212-0122257, amended in Instrument no. 20020125-0010757, Instrument No. 20020125-0010758, Instrument No. 20020821-0101251, Instrument No. 20021021-0128687, Instrument No. 20040115-0006459, Instrument No. 20170223-0018186 and Instrument No. 20180206-0011883, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of West Hills Condominiums, for placement of Units, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20040115-0006459, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Nga Thi Mach, an unmarried woman, by Warranty Deed from Opendoor Property Acquisition LLC, a Delaware limited liability company, dated August 27, 2018, of record in Instrument No. 20180829-0085816, Register's Office for Davidson County, Tennessee.

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 7470 Charlotte Pike #6, Nashville, TN 37209.

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.

_____ Date: 8/28/2020
Nga Thi Mach

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nga Thi Mach, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August 2020.

_____
NOTARY PUBLIC

My Commission Expires: 9/9/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON