WARRANTY DEED

Karen Johnson Davidson County
Batch# 473479 DEEDWARR
09/10/2020 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20200910-0103282

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Lori Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2020.

Jacob Bush
Notary Public

MY COMMISSION EXPIRES: 2/7/2024
(AFFIX SEAL)

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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)
John Russell McDaniel and Jordyn Taylor McDaniel	Navy Federal Credit Union	Parcel ID: 156 01 0C 009.00
(NAME)	(NAME)	
7441 East Colony Drive	820 Follin Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Vienna VA 22180	
(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, **Brett C. Mohr and Andrea B. Mohr, husband and wife and Gerald W. Mohr and Anita J. Mohr, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Russell McDaniel and Jordyn Taylor McDaniel, husband and wife,** 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, TN, being Lot No. 9 on the Plan of Subdivision of East Colony at Riverbend, of record in Book 7900, Page 733, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrea B. Mohr and Brett C. Mohr, wife and husband and Gerald W. Mohr and Anita J. Mohr, husband and wife by Warranty Deed from Holly Terese J. Goscha and Kevin Joseph Goscha, wife and husband, of record in Instrument No. 20150609-0054226, in the Register's Office of Davidson County, Tennessee, dated June 5, 2015 and recorded on June 9, 2015.

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 7441 East Colony Drive, Nashville, TN 37221

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 28 day of August, 2020

Brett C. Mohr

Andrea B. Mohr

Gerald W. Mohr by Brett C. Mohr, his attorney-in-fact

Anita J. Mohr by Andrea B. Mohr, her attorney-in-fact

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 Brett C. Mohr and Andrea B. Mohr, husband and wife , 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 28th of August, 2020.

Notary Public

My Commission Expires: 11/08/2022

(SEAL)

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Brett C. Mohr, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Gerald W. Mohr as Attorney-in-Fact, and acknowledged that he/she executed the same as the free act and deed of Gerald W. Mohr, for the purposes therein contained.

Witness my hand and seal of office, at office, this 28 day of Aug, 20__.

NOTARY

MY COMMISSION EXPIRES: 11/08/2022

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Andrea B. Mohr, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Anita J. Mohr, as Attorney-in-Fact, and acknowledged that he/she executed the same as the free act and deed of Anita J. Mohr, for the purposes therein contained.

Witness my hand and seal of office, at office, this 28 day of Aug, 20__.

NOTARY

MY COMMISSION EXPIRES: 11/08/2022

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON