Karen Johnson Davidson County
Batch# 487750 DEEDWARR
10/01/2020 02:23:20 PM 2 pgs
Fees: $13.00 Taxes: $1,700.89
20201001-0113653

Warranty Deed

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $459,700.00. Affiant Subscribed and sworn to before me, this the 30th day of September, 2020. Notary Public My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sheila Gerardy	new owner	091-13-3L-002.00-CO
434 West Bend Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **NEW DAY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHEILA GERARDY**, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Unit B, of The Homes at 432 West Bend Drive, Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for The Homes at 432 West Bend Drive, Horizontal Property Regime with Private Elements, as shown on plat as shown as Exhibit "B", of record in Instrument No. 20191230-0134571, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jesse L. Holliday, an unmarried man and Christine A. Jackson, an unmarried woman, as tenants in common with right of survivorship by Warranty deed from Lynette D. Schnick, married of record in Instrument No. 20160816-0085389 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 16, 2016.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Jesse L. Holliday and Christine A. Jackson, husband and wife of record in Instrument No. 20191104-0113668 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019 and Scrivener's Affidavit recorded on December 04, 2019 in Instrument No: 20191204-0125255.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: A-C-20-434

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 434 West Bend Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2020.

New Day Homes, LLC, a Tennessee Limited Liability Company

By: _____
Jordan Tarajano, Project Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jordan Tarajano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Project Manager of New Day Homes, LLC, a Tennessee limited liability company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2020.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021