Karen Johnson Davidson County
Batch# 488664 DEEDWARR
10/02/2020 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,307.95
20201002-0114467

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-8-2021
(AFFIX SEAL)

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Louis Ogonowski and Loretta Katherine Ogonowski, husband and wife 901 Catlow Court Brentwood, TN 37027	Mortgage Investors Group 8320 East Walker Springs Lane, Ste. 200 Knoxville, TN 37923	171-04-0C-050.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Claire R. Sanning, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **David Louis Ogonowski and Loretta Katherine Ogonowski, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 50, on the Horizontal Property Regime, with Private Elements for Barrington Place, as recorded in the Master Deed and By-Laws of record in Instrument No. 20050914-0110701, re-recorded in Instrument No. 20051025-0128696, amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Claire R. Sanning, an unmarried woman by Warranty Deed from Gregory Alan Fagan, an unmarried man, dated 11/20/2013 and recorded 11/22/2013, of record in Instrument 201311220120623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 901 Catlow Court, Brentwood, TN 37027

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 my/our hand(s) this the 1st day of October, 2020.

Claire R. Sanning by Jennifer Rosauer Sanning, Attorney-in-Fact

Claire R. Sanning by Jennifer Rosauer
Sanning, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer Rosauer Sanning, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Claire R. Sanning, the within named bargainor, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Claire R. Sanning, the bargainor, by the said Jennifer Rosauer Sanning, as Attorney in Fact.

Witness my hand and official seal, this the 1st of October, 2020.

Alexis M. Cantrell

Notary Public

My Commission Expires: 09/22/2021

(SEAL)



Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY