Karen Johnson Davidson County
Batch# 500180 DEEDWARR
10/22/2020 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $925.90
20201022-0122742

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,242.00.

Melissa Loew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Y-SB-VRES-20-03531

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caroline E. Middleton and Michael Stewart	Same as new owners	
(NAME)	(NAME)	**022-00-0-067.00-CO**
3531 Old Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLEN J. JUNGLEN AND FERNANDO ROMERO CORDOBES, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLINE E. MIDDLETON AND MICHAEL STEWART, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Homes at Old Clarksville Pike, as shown as Exhibit "B" of the Declaration of Covenants, Conditions and restrictions for Homes at Old Clarksville Pike, of record in Instrument No. 20200219-0018663, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Ellen J. Junglen and Fernando Romero Cordobes, wife and husband by Warranty deed from Jonathan T. Ulyatt, a married man of record in Instrument No. 20180905-0087990 Register's Office for Davidson County, Tennessee, dated August 29, 2018 and recorded on September 05, 2018.

This conveyance is subject to:
- Taxes for the year 2021, and any subsequent year, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200219-0018663, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20200304-0023963, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3531 Old Clarksville Pike, Joelton, Tennessee 37080**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14 DAY OF OCTOBER, 2020.

Ellen J. Junglen By: Paul Hinman, Attorney in Fact

Fernando Romero Cordobes By: Paul Hinman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELLEN J. JUNGLEN AND FERNANDO ROMERO CORDOBES, and who acknowledged he executed the same as the free act and deed of the said ELLEN J. JUNGLEN AND FERNANDO ROMERO CORDOBES.

Witness my hand and official seal, this the 13th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires September 24, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

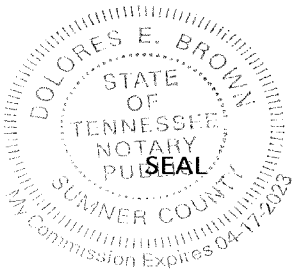
True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Fancy Behme

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



SEAL

Dolores E. Brown
My Commission Expires: 4-17-2023