Karen Johnson Davidson County
Batch# 509899 DEEDWARR
11/06/2020 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,797.46
20201106-0130670

Warranty Deed

When recorded, return to: Momentum Title, LLC 1704 Charlotte Ave #105 Nashville, TN 37203 File #: 6-20-6112-RL	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $485,799.00. Affiant Subscribed and sworn to before me, this the 4th day of November, 2020. Notary Public My commission expires: 5/2/22

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

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:
Sen T. Do	NEW OWNER	102-03-0C-001.00-CO (Unit A)
520 Landau Drive		
Nashville, TN 37215		

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 **SEN T. DO**, 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:

XSD
by
KN
AIF

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 520 Landau Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20191230-0134581, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Lloyd Ray Anderson and wife, Pamela S. Anderson by Warranty deed from James W. Leigh, Jr. and wife, Glendora S. Leigh of record in Book 6030, page 684, Register's Office for Davidson County, Tennessee, dated March 31, 1983 and recorded on April 01, 1983.

Being a portion of the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty deed from Lloyd Ray Anderson and Pamela S. Anderson, husband and wife of record in Instrument No. 20191125-0121723 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 25, 2019.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20191126-0122147 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 26, 2019. The land has been assigned a new tax parcel number but is not yset being assessted under that number. The new tax parcel number is: 102-03-0C-001.00 (Unit A).

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 520 Landau 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 4th day of November, 2020.

New Day Homes, LLC, a Tennessee Limited Liability Company

By: _____
Jonathan 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 Jonathan Tarajano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Project Manager of New Day Homes, LLC, and that he, 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 4th day of November, 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

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

