WARRANTY DEED

Karen Johnson Davidson County
Batch# 520508 DEEDWARR
11/23/2020 03:23:57 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20201123-0137501

Y-SB-VRES-20-129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shaun A. Rice	**New Owner**	
(NAME) **129 Holly Forest**	(NAME)	**142-08-0A-037.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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, **BARRY EDWARD MCALISTER AND LAURA HUDSON MCALISTER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAUN A. RICE, UNMARRIED**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 37, on the Plan of Coronado, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 4901, Page 679, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Coronado, a Condominium as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Barry McAlister, unmarried by Warranty deed from John H. DeVault, a single person of record in Instrument No. 20040922-0114437 Register's Office for Davidson County, Tennessee, dated September 20, 2004 and recorded on September 22, 2004.

Being the same property conveyed to Barry Edward McAlister and Laura Hudson McAlister, husband and wife by Quitclaim deed from Barry McAlister, married of record in Instrument No. 20161117-0121490 Register's Office for Davidson County, Tennessee, dated November 08, 2016 and recorded on November 17, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Coronadaof record in Book 4901, Page 679, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4901, page 702, amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5869, page 269,Register's Office for Davidson County, Tennesse.
- Easement for sanitary sewers in Book 4816, page 965, and Book 4788, page 761, Register's Office for Davidson County, Tennessee.
- Resolution to Waive Right of First Refusal on Sale of Units, as reserved by By-Laws of Coronada Condominium Association of record in Instrument No. 20100304-0016850, in the Register's Office for Davidson County, Tennessee.
- Charter of Coronada Condominium Homeowner's Association of record in Book 4902, Page 938, Book 6132, Page 118 and amended in Book 7694, Page 733, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **129 Holly Forest, Nashville, Tennessee 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 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 17th DAY OF NOVEMBER, 2020.

Barry Edward McAlister

Laura Hudson McAlister

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARRY EDWARD MCALISTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA HUDSON MCALISTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206