WARRANTY DEED

Karen Johnson Davidson County
Batch# 526890 DEEDWARR
12/08/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201208-0142941

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Lauren Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF DECEMBER, 2020 .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerry Edtl	Same As New	128120A03700CO
(NAME)	(NAME)	
320 Old Hickory Boulevard, Unit #707	OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, we, Timothy F. Rawding and Chrisi H. Rawding, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Gerry Edtl and Lynn Edtl, husband and wife, hereinafter called the GRANTEE(S), and/or their 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 No. 37, Building No. 7 on the plan of Section 7, Phase 1A, Eagle Ridge at the Reserve Condominiums, A horizontal Property Regime, Created under Title 66, Section 27-101, at seq., as amended, Tennessee Code Annotated and as established by a Master Deed and By-Laws, of record in Instrument No. 200110110110875, as supplemented and amended by supplement and amendment No. 10 to the Master Deed of record in Instrument No. 200205240063776, as corrected to supplement and amended by supplement and amendment No. 10 to the Master Deed of record in. Instrument No. 200205300065658, 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 Eagle Ridge at The Reserve 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 Timothy F. Rawding and Chrisi H. Rawding, husband and wife by Warranty Deed from Christian Patrick DePriest unmarried, dated 11/18/2016 and recorded 11/22/2016, of record in Instrument 201611220123398, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 320 Old Hickory Boulevard, Unit #707, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 1st day of December, 2020 .

Timothy F. Rawding

Chrisi H. Rawding

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy F. Rawding and Chrisi H. Rawding, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of December, 2020.

Notary Public:
My Commission Expires: 10/12/24

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM