Karen Johnson Davidson County
Batch# 544501 DEEDWARR
01/04/2021 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210104-0000482

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $430,000.00 Affiant Subscribed and sworn to before me, this the 28th day of December, 2020. Notary Public My commission expires:

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:
Elizabeth Anne Pogue	NEW OWNER	104-01-0F-034.00-CO
307 Sylvan Park Lane		
Nashville, TN 37209		

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, **DAVID AUSTIN, A MARRIED MAN* AND GRACE AUSTIN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH ANNE POGUE, UNAMRRIED**, 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:

A certain condominium located in Davidson County. Tennessee. being Unit No. 34 of West End Station Condominiums. a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101. Et seq. of the Tennessee Code Annotated. under the Master Deed establishing West End Station Condominiums of record in Instrument Number 20070712-0083315, amended in Instrument Number 20071220-0146057. Instrument Number 20080919-0095641, Instrument Number 20081029-0108160 and Instrument Number 20090825-0080074. in the Register's Office for Davidson County, Tennessee. And subject to the provision and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed

Being the same property conveyed to Daniel Cox by Warranty deed from Morgan D. Anderson and Jennifer D. Anderson, husband and wife of record in Instrument No. 20150617-0057505 Register's Office for Davidson County, Tennessee, dated June 01, 2015 and recorded on June 17, 2015.

Being the same property conveyed to David Austin and Grace Austin, husband and wife by Warranty deed from Daniel Cox, unmarried of record in Instrument No. 201908200083441 Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 20, 2019.

**Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

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 307 Sylvan Park Lane, 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 28th day of December, 2020.

David Austin

Grace Austin

~~STATE OF TENNESSEE~~ Georgia
~~COUNTY OF DAVIDSON~~ Cherokee

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

Witness my hand and seal this 23rd day of December, 2020.

Notary Public

My Commission Expires: 11-09-2023

NISHIT BHAVSAR NOTARY PUBLIC EXPIRES GEORGIA November 9, 2023 CHEROKEE COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

