Karen Johnson Davidson County
Batch# 555572 DEEDWARR
01/15/2021 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $448.66
20210115-0007219

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or ~~value~~, whichever is greater, for this transfer is $121,260.00 Affiant Subscribed and sworn to before me, this 14th day of January, 2021. Notary Public My commission expires: 3/17/24

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ronald J. Johnson and Monica McCready	**New Owner**	**133-14-0A-045.00CO**
801 Nelson Street		
Columbia, TN 38401		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Barbra McLaughlin, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald J. Johnson and Monica McCready, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 C-5 on the Plan of The Village at Grassmere f/k/a Oakcrest Condominiums of record in Instrument No. 20070301-0025595, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbra McLaughlin, a married woman, by Warranty Deed, from Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, dated July 24, 2014, of record in Instrument No. 20140731-0068317, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Book 5884, Page 960, amended in Book 9559, Page 939, Instrument No. 20041102-0131823, amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 5860, Page 930, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 420 Elysian Fields Road, C5, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

This was used as investment property only and was never the marital residence of the Grantor.

Witness my/our hand(s) this 14th day of January, 2021

Barbra McLaughlin

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Barbra McLaughlin, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2021.

Notary Signature
My commission expires: 9/30/2022

MIKE VIET QUOC LUU
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2022
COMMISSION # 7130158

File #: **21-4**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021