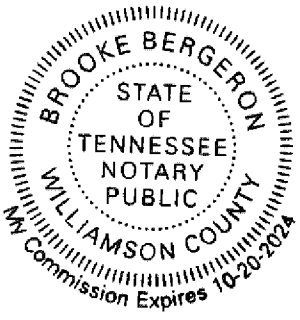
Karen Johnson Davidson County
Batch# 556771 DEEDWARR
01/20/2021 09:25:30 AM 2 pgs
Fees: $13.00 Taxes: $980.13
20210120-0008344

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED SIXTY-FOUR THOUSAND, NINE HUNDRED DOLLARS, AND NO CENTS ($264,900.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF JANUARY, 2021

Notary Public

MY COMMISSION EXPIRES: 10-20-2024

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JAMEN CHRISTENSEN (NAME)	First Comm. Mtg. ~~NEW OWNER~~ (NAME)	161 11 0A 125.00CO
502 Huntington Ridge Drive Nashville, Tennessee 37211 (ADDRESS)	242 Robert Rose Drive #220 (ADDRESS) Murfreesboro TN 37129	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of January, 2021, the undersigned, **LAURI PEARSON, A SINGLE WOMAN OR WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JAMEN G CHRISTENSEN, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **502 HUNTINGTON RIDGE DRIVE, NASHVILLE, TENNESSEE 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 of Revision One, Huntington Ridge Townhouse Condominiums, as of record in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Lauri Pearson, by Warranty Deed from Judy A. Dreaddy, married, fka Judy A. Jones of record in Instrument No. 20050606-0063915, in the Register's Office of Davidson County, Tennessee, dated May 27, 2005 and recorded on June 06, 2005.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. The Plan of record in Plat Block 9700, Page 846, Register's Office for Davidson County, Tennessee.
2. The Declaration of Covenants, Conditions, and Restrictions of record in Book 4729, Page 687, Register's Office for Davidson County, Tennessee.
3. The Master Deed of record in Book 4529, Page 827, Register's Office for Davidson County, Tennessee.
4. The By-Laws of the Hunting Ridge Townhouse Homeowners' Association, Inc., of record in Book 7423, Page 762, Register's Office for Davidson County, Tennessee.
5. Any and all visible easements lying on or across the property.

6. Rights or claims of parties in possession not shown by the public records.
7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
8. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 15th day of January, 2021.

GRANTOR: LAURI PEARSON

Lauri J Pearson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LAURI PEARSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of January, 2021.

GROVER C COLLINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09-07-2021
COUNTY OF DAVIDSON

Notary Public

My Commission Expires

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary on this for this county and state, Yvette Meldrum 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: 5-30-21

CHERRIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021