Karen Johnson Davidson County
Batch# 558526 DEEDWARR
01/21/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $936.10
20210121-0009237

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Jennifer Rosell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15th~~ 19th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-21-2024

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

T-KPG-20-1519

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Alexandra Reyna McGovern** | **Colten Mortgage** | |
| (NAME) | (NAME) | |
| **1519 Andy St.** | **6021 S. Syracuse Way, Ste. 104** | **072-11-1M-002.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **Greenwood Village, CO 80111** | |
| (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, **TARA SUMRALL, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDRA REYNA MCGOVERN, A SINGLE WOMAN** 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:

Land in Davidson County, Tennessee, being Unit B, The Cottages at Andy Street, as shown in the Declaration of Covenants, Conditions and Restrictions for The Cottages at Andy Street, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180905-0087790, 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 Tara Sumrall, a single woman by Warranty deed from The Twin Team LLC, a Tennessee limited liability company of record in Instrument No. 20181015-0102012 Register's Office for Davidson County, Tennessee, dated October 10, 2018 and recorded on October 15, 2018.

This conveyance is subject to:
- Taxes for the year 2020.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 55, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20180905-0087790, 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: **1519 Andy St., Nashville, Tennessee 37216**.

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 15th DAY OF JANUARY, 2021.

Tara Sumrall by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TARA SUMRALL, and who acknowledged he/she/they executed the same as the free act and deed of the said TARA SUMRALL.

Witness my hand and official seal, this the 15th of January, 2021.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY