This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 568401 DEEDWARR
02/04/2021 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210204-0016250

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $225,000

Affiant Signature
Subscribed and sworn to before me on this the 26 of Jan 2021.

Notary Public
My Commission expires 5/7/2024

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Fran Harper
1515 Bridgecrest Drive #316
Antioch, TN 37013
SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 149150B04500CO

WARRANTY DEED

21NT00062

Effective the 26 of JANUARY, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Philip C. Anglim, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Fran Harper, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Unit No. 316, on the Revised Plan of Cambridge Forest Townhomes, of record in Plat in Instrument No. 20020710-0083055 (which voided and vacated Instrument No. 20020213-0018958) and re-recorded in Instrument No. 20040224-0020966, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property, together with the appurtenant interest in the common elements of Cambridge Forest Townhomes, a horizontal property regime with private elements, established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030806-0112013, as amended in Instrument No. 20160412-0034960, Instrument No. 20160412-0034961, Instrument No. 20160502-0042419, Instrument No. 20160502-0042421, and Instrument No. 20160502-0042422, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Philip C. Anglim, an unmarried man, by Warranty Deed from Timothy Stutler and wife, Robin Stutler, dated 09/07/2017 and recorded 09/07/2017 as Instrument No. 20170907-0092165, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1515 Bridgecrest Dr, Unit 316, Antioch, TN 37013

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, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 26 of JANUARY, 2021.

PCA

~~Phillip~~ C. Anglim

Philip

State of CALIFORNIA }
County of LOS ANGELES }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Phillip C. Anglim,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of JANUARY, 2021.

Notary Public

My Commission expires: 12 / 24 / 2023.

NRO1 OSCAR F. RAMIREZ COMM. #2317006 Notary Public · California Los Angeles County My Comm. Expires Dec. 24, 2023 NRO1

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024