Karen Johnson Davidson County
Batch# 571701 DEEDWARR
02/10/2021 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210210-0018939

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of February, 2021.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles Pond **Natalie Pond**	Charles + Natalie Pond	**Map 128-12-0-A Parcel 48.00co**
320 Old Hickory Blvd. #905	516 Deer Run Rd.	
Nashville, TN 37221	Cold Springs, KY 41076	

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

Joey Johnsen, unmarried man

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

Charles Pond and Natalie Pond, 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 No. 48, Building No. 9, on the Plan of Section 9, Phase 1A, on the Plan of Eagle Ridge at The Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 4 to the Master Deed of record in Instrument No. 20020313-0031652, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as act forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at The Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Joey Johnson, unmarried man, by Warranty Deed dated December 15, 2017 from Myra Kathryn Calvert, an unmarried woman, of record in Instrument No. 20171218-0128683, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "A" to the Master Deed of record in Instrument No. 20011011-0110875, and amended in Instrument No. 20020313-0031652, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plats of record in Book 7900, page 896, 897, and 898, Instrument No. 20030106-0001894 and in Instrument No. 20041019-0125465, Register's Office for Davidson County, Tennessee. (3) Master Deed and By-Laws of Eagle Ridge at The Reserve Condominiums, of record in Instrument No. 20011011-0110875 and Supplement and Amendment No. 4, of record in Instrument No. 20020313-0031652, Register's Office for Davidson County, Tennessee. (4) Declaration of Covenants, Conditions, and Restrictions for Eagle Ridge at The Reserve, of record in Instrument No. 20010116-0004521, Register's Office for Davidson County, Tennessee. (5) Easement of record in Book 5074, page 856, Register's Office for Davidson County, Tennessee. (6) Sanitary Sewer Easement Agreement of record in Book 5074, page 945, Instrument No. 20000720-0071583, and Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee. (7) Drainage Easement of record in Book 7861, page 559 and Book 8083, Page 534, Register's Office for Davidson County, Tennessee. (8) Stormwater Detention Agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee. (9) Utility Easement granted to Harpeth Valley Utility District of record in Instrument No. 20050721-0084650, and more fully described in Instrument No. 20040729-0090682, Register's Office for Davidson County, Tennessee. (10) Agreement for Dedication of Public Utility Easement of record in Instrument No. 20000720-0071583, said Register's Office. (11) Base Assessment and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010116-0004521, said Register's Office. (12) Easements as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20010116-0004521, said Register's Office. (13) Base Assessments and Special Assessments as set forth in the Master Deed of record in Instrument No. 20011011-0110875, said Register's Office. (14) Easements as set forth in the Master Deed of record in Instrument No. 20011011-0110875, said Register's Office. (15) Grant of Easement to Comcast of Nashville I, LLC, from Eagle Ridge at the Reserve Homeowners Association, Inc., of record in Instrument No. 20180611-0055669, said Register's Office. (16) Declaration of Reciprocal Access and Maintenance Easement of record in Instrument No. 20191001-0100109, said Register's Office. (17) Dedication of common areas to Eagle Ridge at the Reserve Homeowners Association, Inc., of record in Instrument No. 20191001-0100115, said Register's Office. (18) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **320 Old Hickory Blvd. #905, Nashville, TN 37221**

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.

Witness my/our hand(s) this **5th** day of **February, 2021.**

Joey Johnsen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joey Johnsen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **February, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021