Karen Johnson Davidson County
Batch# 580852 DEEDWARR
03/01/2021 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20210301-0025665

Warranty Deed

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Affiant Subscribed and sworn to before me, this the 25th day of February, 2021. Notary Public My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Shaina l. Botwin	Community Mortgage Advisors ~~New Owner(s)~~	072-11-1P-001.00-CO
1509 Andy Street	615 Main St. Suite 205	
Nashville, TN 37216	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER GOODYEAR, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAINA I. BOTWIN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Number A, as established by Declaration of Covenants, conditions, and Restrictions for The Cottages at 1509 and 1511 Andy Street, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development pursuant to Tennessee Code Annotated 66-27-103 (b)) of record in Instrument Number 20190118-0005553 and amended in Instrument Number 20190129-0008533, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being a portion of the same property conveyed to Jeremy Bockman, unmarried by Warranty deed from Harold Plemons and Carol Plemons, husband and wife of record in Instrument No. 20151022-0107375 Register's Office for Davidson County, Tennessee, dated October 06, 2015 and recorded on October 22, 2015.

Being a portion of the same property conveyed to The Twin Team, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Jeremy Bockman, unmarried of record in Instrument No. 20161129-0125027 Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on November 29, 2016.

Being the same property conveyed to Christopher Goodyear, unmarried by Warranty deed from The Twin Team, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190718-0070450 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 18, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1509 Andy Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of February, 2021.

Christopher Goodyear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Goodyear, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of February, 2021.

Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

