WARRANTY DEED

Karen Johnson Davidson County
Batch# 583433 DEEDWARR
03/03/2021 12:37:30 PM 2 pgs
Fees: $13.00 Taxes: $915.75
20210303-0027545

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-2023

(AFFIX SEAL)

SEAL: LATHA KING, NOTARY PUBLIC, STATE OF TENNESSEE, DAVIDSON COUNTY, MY COMMISSION EXPIRES JANUARY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alyse Sidoli	Interline mortgage Services	
(NAME)	(NAME)	
103 Cumberland Trace	5875 N. Sam Houston Pkwy West. #300	073160A10300CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Houston, TX 77086	
(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 considerations, the receipt of which is hereby acknowledged, **I Mark Ross, a married man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Alyse Sidoli, a single woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 103 as shown on the Plat of Cumberland Trace of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with the undivided membership in the Cumberland Tract Homeowner's Association, all as described in Book 6218, Page 528, said Register's Office.

Being the same property conveyed to Mark Ross, a married man by Special Warranty Deed from Therese Casler, Conservator for Audrey J. Church, dated 07/17/2020 and recorded 07/21/2020, of record in Instrument 202007210079671, Register's Office for Davidson County, Tennessee.

This property has not, nor has ever been the primary marital residence of the Grantor.

All matters shown on the plat of record in Plat Book 5200, Page 724, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6218, Page 528, Amendments recorded in Instrument 200404050038158, Instrument 200908250080066, Instrument 201511030112087, Notary Certificate of Correction of recorded in Instrument 201511100114516, Register's Office for Davidson County, Tennessee. Agreement for Grant of Easement recorded in Instrument 200110240116288, Register's Office for Davidson County, Tennessee. Grant of Easement recorded in Instrument 201305170050098, Register's Office for Davidson County, Tennessee. Quitclaim Deed Convey to Cumberland Trace Homeowner's Association of record in Book 6218, Page 525, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 103 Cumberland Trace, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 26th day of February, 2021.

Mark Ross

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Ross, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of February, 2021.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

202103030027545