Karen Johnson Davidson County
Batch# 583670 DEEDWARR
03/03/2021 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20210303-0027831

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $565,000.00

Affiant

Subscribed and sworn to before me this 24 **day of February, 2021.**

Notary Public
My commission expires: 11-6-2024

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lauren D. Reed 1619 Marshall Hollow Dr. Nashville, TN 37203	TownBank Mortgage 1436 Crossways Blvd. Ste. 200 Chesapeake, VA 23320	105-11-2-D04-20-0CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Lauren Gaydosh and Connor Bailey, wife and husband** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lauren D. Reed, sole owner,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 42 of Southgate Station, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66- 27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants Conditions and Restrictions for Southgate Station, a Horizontal Property Regime With Private Elements of record in Instrument Number 20170726-0075875, as amended in 20171130-0122369, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" on said Amendment to said Declaration; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Connor Bailey and Lauren Gaydosh, husband and wife, by deed from Southgate Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180914-0091586, Register's Office for Davidson County, Tennessee, and dated September 4, 2018.

This conveyance is made subject to the following:

1. Matters appearing on the Consolidated plat of Southgate Station of record in Instrument No. 20171117-0118273 Register's Office for Davidson County, Tennessee.

2. Matters appearing on the Consolidated plat of Southgate Station II of record in Instrument No. 20200130-0011123 Register's Office for Davidson County, Tennessee.

3. Matters appearing on Resubdivison of Lot 8 John E. Williams Addition of record in Book 5190 Page 148 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded in Instrument No. 20170726-0075875 and amended in No. 20171130-0122369 and as further amended or of record Register's Office for Davidson County, Tennessee.

5. Charter of Southgate Station Homeowners Association of record in Instrument No. 20180118-0005184 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1619 Marshall Hollow Drive, Nashville, TN 37203

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27 day of January, 2021.

Lauren Gaydosh

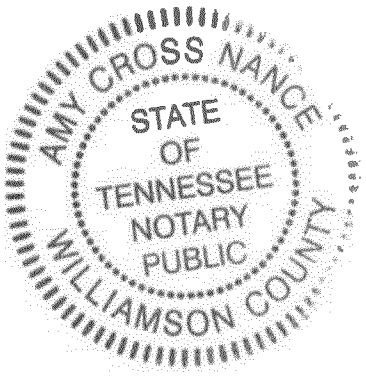
Connor Bailey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of January, 2021, before me personally appeared Lauren Gaydosh and Connor Bailey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of January, 2021.

Notary Signature
My commission expires: 2/12/23



Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY