PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 110
BRENTWOOD, TN 37027

~~RETURNED TO:~~

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF McMinn

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: My Commission Expires On July 31, 2024
(AFFIX SEAL)

AMY C. ELKINS
STATE OF TENNESSEE NOTARY PUBLIC
MCMINN COUNTY

Karen Johnson Davidson County
Batch# 583886 DEEDWARR
03/04/2021 09:51:23 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20210304-0028108

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
File No.: 21-0080

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abigail Vinzant		Map: 096090A77000
(NAME)	(NAME)	
770 Kent Road	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THELMA E. STROUD, UNMARRIED,

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

ABIGAIL VINZANT,

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 B-770 on the Plan of Emery Place Condominiums, as of record in Plat Book 6250, Page 719, and established by the Declaration of Covenants, Conditions, and Restrictions, of record in Book 6715, Page 96, as amended in Book 6783, Page 205 and in Book 6845, Page 515, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association Owners.

Being the same property conveyed to Thelma E. Stroud, unmarried, by deed from Ernest J. Phipps, unmarried, of record in Instrument No. 20130502-0044396, dated April 30, 2013, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 719, said Register's Office.

HOA Charter of record in Book 6647, Page 466 and Book 6724, Page 627, said Register's Office.

Quitclaim to HOA of record in Book 6887, Page 730 and Book 6947, Page 944, said Register's Office.

Comcast Easement of record in Instrument No. 20170921-0096816, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6715, Page 96, Book 6783, Page 205, Book 6845, Page 515, Book 8048, Page 351, Instrument No. 20080123-007145, Instrument No. 20180828-0084947, and Instrument No. 20180101-000625, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 770 Kent Road, Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 26th day of February, 2021.

X Thelma Elaine Stroud
Thelma E. Stroud

STATE OF Tennessee
COUNTY OF McMinn

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

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

My Commission Expires:

Notary Public

My Commission Expires
On July 31, 2024

AMY C. ELKINS
STATE OF TENNESSEE NOTARY PUBLIC
MCMINN COUNTY