THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 587312 DEEDWARR
03/08/2021 03:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210308-0030265

MAIL TAX STATEMENTS TO:
Noel D. Enyedy
1007 Battery Lane
Nashville, TN 37220

Warranty Deed

TRANSFER BETWEEN SPOUSES - EXEMPTION CODE 66-5-209(5)

THIS INDENTURE, Made this 22 day of February, 2021, by and between **Noel D. Enyedy** of the County of **Davidson**, State of Tennessee, party/parties of the first part, **Noel D. Enyedy and Karen Enyedy, Husband and Wife, as joint tenants with right of survivorship** of the County of **Davidson**, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **1007 Battery Lane, Nashville, TN 37220**).

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of **Davidson**, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

Property Address: **1007 Battery Lane, Nashville, TN 37220**

BEING the same premises transferred in a deed dated **July 09, 2018** and recorded **July 12, 2018** in the **Davidson** County Recorder's Office in Instrument Number **20180712-0067737**, granted and conveyed to **Noel D. Enyedy**, the Grantors herein.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has executed this deed this 22 day of February, 20 21

Noel D. Enyedy

State of Tenn.

County of Davidson (SS)

On this 22 day of Feb 2021 in the year ___, before me, the undersigned notary public, personally appeared Noel D. Enyedy, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

OATH OF VALUE

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this 22 day of Feb, 20 21.

Notary Public
My Commission Expires: 3.8.2021

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No: **1567229**

TAXPAYER/OWNER: **Noel D. Enyedy**
ADDRESS: **1007 Battery Lane, Nashville, TN 37220**

Exhibit A
Legal Description

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 A of HOMES AT 1007 & 1009 BATTERY LANE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 1007 & 1009 BATTERY LANE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171102-0112473, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 1007 & 1009 BATTERY LANE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171102-0112473, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property as conveyed from Potter Brothers Construction, LLC, a Tennessee Limited Liability Company to Noel D. Enyedy as set forth in Deed Instrument #20180712-0067737, recorded 07/12/2018, DAVIDSON County, TENNESSEE.

PROPERTY ADDRESS: **1007 Battery Lane, Nashville, TN 37220**
TAX ID: **131 12 4C 001.00**

True Copy Certification

I, Troy Hovis, 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.

Troy Hovis
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen A. Gargaro
Notary's Signature

My Commission Expires: 03/25/2024
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Karen A. Gargaro, Notary Public
Allegheny County
My commission expires March 25, 2024
Commission number 1297119
Member, Pennsylvania Association of Notaries