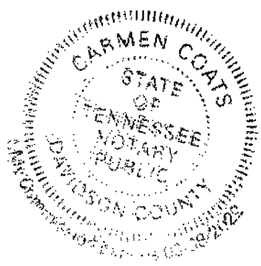
Karen Johnson Davidson County
Batch# 592812 DEEDWARR
03/16/2021 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210316-0034936



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Emily Dudley
Affiant

Subscribed and sworn to before me, this 11th day of March, 2021.

Carmen Coats
Notary Public

My commission expires: 03 08 2022

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Coode and Stephen Coode	MOVEMENT MORTGAGE LLC	**161-05-0A-040.00CO**
822 Ashlawn Place	8024 CALVIN HALL ROAD	
Nashville, TN 37211	INDIAN LAND, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Margarita C. Cardona, an unmarried woman

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

John Coode, a married man and Stephen Coode, an unmarried man, joint tenants with right of survivorship

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 No. B-22 on the Plan of Ashlawn Place Condominiums, a Condominium, a Horizontal Property Regime, located on Ashlawn Place, Nashville, TN, as shown on the plat of Ashlawn Place Condominiums, Condominium apartments, recorded in Exhibit to the Master Deed of record in Book 6607, Page 596, and Book 7168, Page 550, said Register's Office, and described in the Master Deed recorded in Book 6607, Page 596, and Book 7168, Page 550, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ashlawn Place Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6607, Page 596 and Book 7168, Page 550, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee are incorporated herein by reference and made a part hereof of the same as though copied herein.

Being the same property conveyed to Margarita C. Cardona, an unmarried woman, by Warranty Deed, from Stephen R. Finkle, a single man, dated June 7, 2006, of record in Instrument No. 20060612-0069404, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
1. Master Deed of record in Book 6607, Page 596, amended in Book 7168, Page 550, Register's Office for Davidson County, Tennessee.

2. By Laws of record in Book 6607, Page 645, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 6416, Page 871, in the Register's Office for Davidson County, Tennessee.

Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 822 Ashlawn Place, Nashville, TN 37211.

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 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 my/our hand(s) this 11th day of March, 2021.

Margarita C. Cardona

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Margarita C. Cardona**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2021.

Notary Signature
My commission expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: 21-127
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

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

