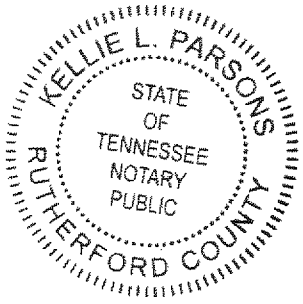
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2021.

Kellie L Parsons
Notary Public

MY COMMISSION EXPIRES: 4/16/23

(AFFIX SEAL)

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
Johnny L. Willburn	New Owner	095 05 0B 031.00CO
(NAME)	(NAME)	
2120 Lebanon Pike, Unit 111		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, we Carrie R. Boucher n/k/a Carrie R. Suchman and Robert Suchman, wife and husband, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Johnny L. Willburn and Karon S. Nelson-Willburn, wife and husband, 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:

Land in Davidson County, Tennessee, being Unit No. 111 on the Master Deed of Easthaven Townhomes of record in Instrument No. 200108060083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Carrie R. Boucher, unmarried by Warranty Deed from York Construction, LLC, dated 06/27/2003 and recorded 07/01/2003, of record in Instrument 200307010091030, Register's Office for Davidson County, Tennessee.

Subject to Covenants, conditions, easements and restrictions recorded in Instrument 200108060083543, and Amendments recorded in Instrument 200207090082357, Instrument 200304250055753, Instrument 200310070147961, Instrument 200404190043570; Transmission Easement of record in Book 1163, Page 638; Ingress/Egress Easement of record in Instrument 200310070147962; Charter of record in Instrument 200108060083542, and Instrument 200207090082356 and Quitclaim Deed conveys to Easthaven Townhome Owner's Association of record in Instrument 200207090082358, and Instrument 200207100083021, in the 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 ☒ 2120 Lebanon Pike, Unit 111, Nashville, TN 37210

File No.: 1148131
Warranty Deed TN

Karen Johnson Davidson County
Batch# 598012 DEEDWARR
03/23/2021 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20210323-0038269
202103230038269

(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 22nd Day of March, 2021.

Carrie R. Suchman

Robert Suchman

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 Carrie R. Suchman and Robert Suchman, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of March, 2021.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 4-1132-KD

202103230038269

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

