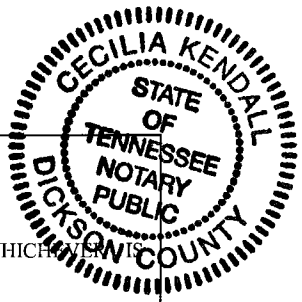


WARRANTY DEED

Karen Johnson Davidson County
Batch# 600566 DEEDWARR
03/26/2021 07:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,914.75
20210326-0039807

STATE OF TENNESSEEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/18/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carol Anne Ramsey	CMG Mortgage	Parcel ID: 091 13 1H 001.00
(NAME) 6353C Columbia Ave	(NAME) 3160 Crow Canyon RD	
(ADDRESS) Nashville, TN 37209	(ADDRESS) San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ronald Steven Reed and Carolyn Renee Reed, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carol Anne Ramsey**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of Columbia Avenue Residences II, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Columbia Avenue Residences II, a Horizontal Property Regime, of record in Instrument No. 20190123-0006686, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ronald Steven Reed and Carolyn Renee Reed, husband and wife, by Warranty Deed from 552 Westboro, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191223-0132202, in the Register's Office of Davidson County, Tennessee, dated December 19, 2019 and recorded on December 23, 2019.

Being a part of the same property conveyed to 552 Westboro, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from 552 Westboro, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170726-0075524, in the Register's Office of Davidson County, Tennessee, dated July 24, 2017 and recorded on July 26, 2017.

Being a part of the same property conveyed to 552 Westboro, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lawrence D. Curtis and wife, Hester B. Curtis, of record in Instrument No. 20170627-0064386, in the Register's Office of Davidson County, Tennessee, dated June 26, 2017 and recorded on June 27, 2017. Scrivener's Affidavit of Correction recorded in Instrument No. 20170809-0081534.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6353C Columbia Ave, Nashville, TN 37209

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 4th day of March, 2021

Ronald Steven Reed

Carolyn Renee Reed

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ronald Steven Reed and Carolyn Renee Reed, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of March, 2021.

Notary Public

My Commission Expires: 7-12-24

(SEAL)

DAVID R. A. ROETIGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY