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

MAIL TAX STATEMENTS TO:
Cynthia E. Gardner and Ladena Kay Williams
1302 Riverwood Drive, Nashville, TN 37216

Karen Johnson Davidson County
Batch# 602997 DEEDWARR
03/30/2021 01:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210330-0041773

Warranty Deed

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

THIS INDENTURE, Made this 8th day of February, 2021, by and between **Cynthia E. Gardner, a married person** of the County of **DAVIDSON**, State of Tennessee, party/parties of the first part, **Cynthia E. Gardner and Ladena Kay Williams, a married couple as Tenants in Common** of the County of **DAVIDSON**, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **1302 Riverwood Drive, Nashville, TN 37216**).

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: **1302 Riverwood Drive, Nashville, TN 37216**

BEING the same premises transferred in a deed dated **July 05, 2007** and recorded **March 24, 2009** in the **DAVIDSON** County Recorder's Office in Instrument Number **20090324-0026596**, granted and conveyed to **Cynthia E. Gardner**, 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 8th day of February, 2021.

Cynthia E. Gardner

State of Tenn.

County of Davidson (SS)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

On this 8 day of Feb 2021 in the year ___, before me, the undersigned notary public,

personally appeared Cynthia E. Gardner,

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.

Notary Public

Exp: 3-8-2021

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 8 day of Feb, 2021.

Notary Public

My Commission Expires: 3.8.2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No: **1463947**

TAXPAYER/OWNER: **Cynthia E. Gardner and Ladena Kay Williams**
ADDRESS: **1302 Riverwood Drive, Nashville, TN 37216**

Certificate of Authenticity

I, Sean DeKonty, 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.

Sean DeKonty

Signature

State of Pennsylvania

County of Allegheney

Personally appeared before me, Kimberly Ann Protch, a notary public for this county and state, **Sean DeKonty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly Ann Protch

Notary's Signature

My Commission Expires: NOV 02 2024.

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Ann Protch, Notary Public
Allegheny County
My Commission Expires 11/02/2024
Commission Number 1386281

Exhibit A

File No.: 1463947

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the map of Eastdale Place, as of record in book 547, page 29 and 30, register's office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property as conveyed from Eldon Williams and Ledena Kay Williams to Cynthia E. Gardner as set forth in Deed Instrument #20090324-0026596 dated 07/05/2007, recorded 03/24/2009, DAVIDSON County, TENNESSEE.

Tax ID: 061 12 0 215.00