KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21030064

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF April, 20 21.

NOTARY PUBLIC

My Commission expires: 2-5-2025

Address of New Owner
Gica Nechifor and
Veronica Nechifor
P.O. Box 1852
Madison, TN 37116

Send Tax Bills To:
Same

Tax Information:
043-13-0A-039.00 CO

Karen Johnson Davidson County
Batch# 613126 DEEDWARR
04/13/2021 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20210413-0048708

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Stacy Roake, single,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gica Nechifor and Veronica Nechifor, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment Unit 3-7 of Robin Hood Condominium created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments of record in Book 5200, Page 124, said Register's Office, for a more complete identification and description of such units.

Being the same property conveyed to Stacy Roake, single, by Warranty Deed from Gregory Bullard, married, dated 08/03/2015 and recorded on 08/05/2015 in Instrument No. 20150805-0077735, Register's Office for Davidson County, Tennessee.

This is property generally located:
323 Forest Park Road, Unit 3-7, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Master Deed of record in Book 5388, Page 524, as amended in Book 6569, Page 149, and Book 11399, Page 660, said Register's Office.
4. Assessments set out in Master Deed of record in Book 5388, Page 524, as amended in Book 6569, Page 149, said Register's Office.
5. Easements set out in Master Deed of record in Book 5388, Page 524, as amended in Book 6569, Page 149, said Register's Office.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3436, Page 486, said Register's Office.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Stacy Roake** has/have caused this instrument to be executed, this the 9 day of April, 2021.

Stacy Roake

Stacy Roake

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Stacy Roake,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 9 day of April, 2021.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 12th day of April, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY