Karen Johnson Davidson County
Batch# 614082 DEEDWARR
04/13/2021 02:21:26 PM 2 pgs
Fees: $13.00 Taxes: $980 13

20210413-0049278

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~Davidson~~ Maricopa

The actual consideration or value, whichever is greater, for this transfer is $264,900.00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2021.

Notary Public

My commission expires: 10.2.2023

OFFICIAL SEAL
KATRINA RENEE ONTIVEROS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 570750
My Comm. Expires Oct. 2, 2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan L. Morrison **Martha A. Morrison**	new owners	**142080B09900CO**
314 Chimney Hill	6517 Cornwall Dr	
Nashville, TN 37221	Nashville, TN 37205	

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 ACKNOWLEDGE, WE,

Craig Helmreich and Jeanne Helmreich, husband and wife

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

Jonathan L. Morrison and Martha A. Morrison, husband and wife

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:

Davidson County, Tennessee, being Unit No. 99 of Phase IV, Coronada Townhome Condominiums, a Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act, and by That Master Deed of record in Book 4901, Page 679, as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, Register's Office for said County, to which reference is hereby made for a more particular description, together with the Unit's appurtenant undivided interest in the general and limited common elements of the Condominium. Plat of record in Book 5200, Page 217, RODC

Being the same property conveyed to Craig Helmreich and Jeanne Helmreich, husband and wife, by Warranty Deed from Charley Anderson Banks, Jr., dated May 23, 2014, of record in Instrument No. 20140602-0047398, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSB-PR-21314

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 314 Chimney Hill, Nashville, TN 37221.

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 in 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.

_____ Date: 4/8/2021
Craig Helmreich

_____ Date: 04/08/2021
Jeanne Helmreich

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, a Notary Public of said County and State, Craig Helmreich and Jeanne Helmreich, the within named Grantor(s), 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.

Witness my hand, at office, this 8th day of April, 2021.

OFFICIAL SEAL
KATRINA RENEE ONTIVEROS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 570750
My Comm. Expires Oct. 2, 2023

_____
NOTARY PUBLIC

My Commission Expires: 10.2.2023