Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MQ-21-1010

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-21-1010

Karen Johnson Davidson County
Batch# 623226 **DEEDWARR**
04/27/2021 10:24:47 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210427-0055802

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of April, 2021

Notary Public

Commission Expires: 1-3-22

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires FRANCES RUDY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Connie S Tackett 604 Flintlock Court Unit 101 Nashville, TN 37217	New Owner	135 16 0B 101.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Shaunte I. Garrett, unmarried and Genice M. Wade, a single woman, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Connie S Tackett, an unmarried woman

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 condominium located in Davidson County, Tennessee, being Unit No. 101 of Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants and Restrictions establishing Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements of record in Instrument Number 20021120-0143949, amended in Instrument Number 20030610-0080281, Instrument Number 20050520-0056888, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the Horizontal Property Regime Private Element Plat of Woodridge at Nashboro Village, Nashboro Village, Tract 11 of record in Instrument Number 20021120-0143949, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Shaunte I. Garrett, unmarried and Genice M. Wade, a single woman, as joint tenants with right of survivorship, by Quitclaim Deed from Shaunte I. Garrett, unmarried, of record in Instrument No. 20200826-0096597, in the Register's Office of Davidson County, Tennessee, dated August 20, 2020 and recorded on August 26, 2020.

Being the same property conveyed to Shaunte I. Garrett, unmarried by Warranty Deed from Daryl Hodgkinson, as Trustee of the Kristina Karen Edlund Revocable Trust under the Last Will and Testament of Kristina Karen Edlund, deceased of record in Instrument No. 20120912-0082629, Register's Office for Davidson County, Tennessee, dated September 06, 2012 and recorded on September 12, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 604 Flintlock Court, Unit 101, Nashville, TN 37217

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 so 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.

Dated this the 21st day of April, 2021.

Shaunte I. Garrett

Genice M. Wade by Shaunte I. Garrett, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shaunte I. Garrett and Genice M. Wade** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2021.

Notary Public
My Commission Expires: _____

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shaunte I ~~Anderson~~ GARZEAU** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of **Genice M. Wade,** and acknowledged that as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Inst No. 20210427-0055801 the Register's Office of **Davidson** County, Tennessee.

Witness my hand and official seal this 21st day of April, 2021.

Notary Public
My Commission Expires: _____

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022