Karen Johnson Davidson County
Batch# 629189 DEEDWARR
05/05/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210505-0060197

WARRANTY DEED

File No. BC-21-677

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 03 08 2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie Eddy	New Owner(s)	
(NAME)	(NAME)	082-14-0A-081.00-CO
1770 Masters Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mahoney Properties LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connie Eddy, a married woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1018 of the Riverfront Condominiums, as Established by Master Deed of record in Plat at Instrument No. 20051221-0153160, First Amendment as Instrument No. 20051228-0155671, and Second Amendment Number 20060518-0058640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James A. Mahoney and Marilyn G. Mahoney, husband and wife by Warranty deed from Deutsche Bank Trust Company Americas Trustee for Rali 2006QS12 of record in Instrument No. 20090806-0073794 Register's Office for Davidson County, Tennessee, dated August 04, 2009 and recorded on August 06, 2009.

Being the same property conveyed to Mahoney Properties, LLC by Warranty deed from James A. Mahoney andMarilyn G. Mahoney, husband and wife of record in Instrument No. 20091203-0110725 Register's Office for Davidson County, Tennessee, dated November 24, 2009 and recorded on December 03, 2009.

This is property more commonly known as 1018 1st Avenue North, Nashville, TN 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 30th day of April, 2021.

Mahoney Properties LLC, a Limited Liability Company

By:_____
Ryan Lux, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie Garside of the state and county mentioned, personally appeared Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Mahoney Properties LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Lux as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of April, 2021.

Leslie Garside
Notary Signature

Printed Name: Leslie Garside

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

