When recorded, return to:
Closed Title
818 18th Avenue South
Nashville, TN 37203
File Number: 2021-3607

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11948-RL-s

Karen Johnson Davidson County
Batch# 629739 DEEDWARR
05/05/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210505-0060565

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Cobb

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Curtis Dale Ingram / Elaine Pardo Ingram
Affiant

JUDITH S OAKLEY NOTARY EXPIRES GEORGIA APRIL 20, 2025 PUBLIC COBB COUNTY

Subscribed and sworn to before me, this the 4TH day of May, 2021.

Judith S. Oakley
Notary Public
My Commission Expires: April 20, 2025

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Christina Marie Driscoll<br>115 Stonecrest Drive<br>Nashville, TN 37209 | Christina Marie Driscoll<br>115 Stonecrest Drive<br>Nashville, TN 37209 | 114 12 0A 008.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

**Curtis Dale Ingram and Elaine Pardo Ingram, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

**Christina Marie Driscoll, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 Lot No. 8 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit E of Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.**

**Being the same property conveyed to Curtis Dale Ingram and Elaine Pardo Ingram, husband and wife, by Warranty Deed from Elaine Pardo, n/k/a Elaine Pardo Ingram, married, of record in Instrument No. 20180924-0094478, in the Register's Office of Davidson County, Tennessee, dated September 24, 2018 and recorded on September 24, 2018.**

**Being the same property conveyed to Elaine Pardo, an unmarried individual, by Special Warranty Deed from Marquis Homes, LLC., a limited liability company, of record in Instrument No. 20070625-0075708, in the Register's Office of Davidson County, Tennessee, dated June 14, 2007 and recorded on June 25, 2007.**

This is improved property located at: **115 Stonecrest Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever 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,** Grantor has executed this instrument on this 3rd day of May, 2021.

GRANTOR:

Curtis Dale Ingram

Elaine Pardo Ingram

STATE OF GEORGIA
COUNTY OF COBB

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Curtis Dale Ingram and Elaine Pardo Ingram, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of May, 2021.

JUDITH S OAKLEY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES APRIL 20 2025

Judith S Oakley
Notary Public
My Commission expires: April 20, 2025

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

