Karen Johnson Davidson County
Batch# 635114 DEEDWARR
05/13/2021 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210513-0064609

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cesar Cardona and Tammy Gilbert Cardona		
(NAME) 9415 Big Horn Ridge	(NAME) Same as Owner	05011013700
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, WE, **Christopher L. Reeves and Lisa Hughes, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cesar Cardona and Tammy Gilbert Cardona, 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:

LAND in Davidson County, Tennessee, being Lot NO. 10 on the Plan of TIMBERWOOD ESTATES, SECTION TWO, of record in Plat Book 6250, Page 882, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby ma de for a more complete and accurate description.

Being the same property conveyed to Christopher L. Reeves and Lisa Hughes, as tenants in common with the right of survivorship, by virtue of that certain Quit Claim Deed dated July 3, 2007, and being of record at Instrument No. 20070703-0079395 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Christopher L. Reeves, unmarried by virtue of Warranty Deed dated February 6, 1987 at Book 7137, Page 54 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6250, Page 882, and Deed Restrictions recorded at Book 6828, Page 293, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 212 Trailway Cir Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 11th day of May, 2021.

Christopher L. Reeves
Christopher L. Reeves

Lisa Hughes
Lisa Hughes

STATE OF Georgia
COUNTY OF Chatham

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Christopher L. Reeves and Lisa Hughes**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of May, 2021.

Gregory N. Black
Notary Public

My Commission Expires: 8/20/2022

Gregory Anthony Black
NOTARY PUBLIC
Chatham County, GEORGIA
My Commission Expires 08/20/2022

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

My Commission Expires: March 17, 2024