Karen Johnson Davidson County
Batch# 638602 DEEDWARR
05/18/2021 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $625.30
20210518-0066875

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd., Suite 100
Mt. Juliet, TN 37122
MJ-21-2557

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of May, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carolyn S. Jones 417 South Timber Drive Nashville, TN 37214	Ascend Federal Credit Union 520 Airpark Drive Tullahoma, TN 37388	108-07-0B-168.00-CO

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,

Anna Moore, a married woman

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

Carolyn Jones, 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:

Land in Davidson County, Tennessee, being Unit No. 168 on the plan of Timber Lake Condominiums, as established by Master Deed of record in Book 6549, page 475, and by Instrument of Clarification of record in Book 6561, page 141, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anna Moore, unmarried woman by Warranty deed from Jennifer A. Bragg Pitt, married of record in Instrument No. 20151002-0100678 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded

on October 02, 2015. (Value of consideration shown in aforementioned deed $98,500.00.)

Being also known as 417 South Timber Drive, Nashville, Tennessee 37214.

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: 417 South Timber Drive, Nashville, TN 37214

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 ~~12th~~ 11th day of May, 2021.

Anna Moore

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ NH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anna Moore** 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 for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this ~~12th~~ 11th day of May, 2021.

ANDREA L. MANIGLIA
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
October 21, 2025

Notary Public
My Commission Expires: 10.21.25

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021