Karen Johnson Davidson County
Batch# 639172 DEEDWARR
05/18/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $8,787.50
20210518-0067487

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434329** REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,375,000.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erin Kay Bays and Nathaniel Martin Bays, III. 4500 Alcott Drive Nashville TN 37215	← New Owner 4912 10th Rd. N Arlington, VA 22207	Tax Parcel ID No. 130 16 0 013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandy Cornelius, Trustee of the Sandy Cornelius Living Trust, established by the Revocable Trust Agreement of Sandy Cornelius dated September 8, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin Kay Bays and Nathaniel Martin Bays, III., wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Echo Hills, of record in Plat Book 1835, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandy Cornelius, Trustee of the Sandy Cornelius Living Trust, established by the Revocable Trust Agreement of Sandy Cornelius dated September 8, 2020, by Quitclaim Deed from Sandy Cornelius, of record in Instrument No. 20200909-0102474, in the Register's Office of Davidson County, Tennessee, dated September 08, 2020 and recorded on September 09, 2020.

Being the same property conveyed to Sandra Cornelius, an unmarried woman, by Warranty Deed from John T. Moses, Trustee of the MSMS Properties Trust, U/A/D February 3, 2017, of record in Instrument No. 20200707-0073154, in the Register's Office of Davidson County, Tennessee, dated June 30, 2020 and recorded on July 07, 2020.

Being the same property conveyed to John T. Moses, Trustee of the MSMS Properties Trust, U/A/D February 3, 2017, by Warranty Deed from Steven J. Mason, Jr. and Laura C. Mason, husband and wife, of record in Instrument No. 20170428-0041995, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017 and recorded on April 28, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Echo Hills, as recorded in Plat Book 1835, Page(s) 76.

Covenants, Conditions and Restrictions as set forth in Deeds recorded in Book 1727, Page 141 and Book 2013, Page 471.

This is improved property located at 4500 Alcott Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of May, 2021.

The Sandy Cornelius Living Trust, established by the Revocable Trust Agreement of Sandy Cornelius dated September 8, 2020

By: _____
Sandy Cornelius, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandy Cornelius, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of Trustee of the Sandy Cornelius Living Trust, established by the Revocable Trust Agreement of Sandy Cornelius dated September 8, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 14th day of May, 2021.

_____
Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

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