Karen Johnson Davidson County
Batch# 650377 DEEDWARR
06/07/2021 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $760.35
20210607-0075825

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $205,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashley Elisabeth MacPhaille	**New Owner**	**092160B06400CO**
900 19th Ave S Unit 605	**Same**	
Nashville, TN 37212		

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 ACKNOWLEDGE, WE,

Charles A. Garris and Jill Garris, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Elisabeth MacPhaille, single 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. 605, Level 8 of University Square Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 7051, Page 529, and amended in Book 7119, Page 884, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in "Exhibit A" of said Master Deed, the plat of which is of record in Plat Book 6900, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Garris and wife, Jill Garris, by Warranty Deed from P. Emily Harbin and husband, Robert H. Rinehart, dated July 27, 2005, of record in Instrument No. 20050801-0089451, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 900 19th Ave S Unit 605, Nashville, TN 37212.

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 in 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.

_____ Date: 06-01-2021
Charles A. Garris

_____ Date: 06-01-2021
Jill Garris

STATE OF Wisconsin
COUNTY OF Outagamie

Personally appeared before me, a Notary Public of said County and State, Charles A. Garris and Jill Garris, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 1/22/2025

JULIE B BESTOL
NOTARY PUBLIC
STATE OF WISCONSIN

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

