Karen Johnson Davidson County
Batch# 650423 DEEDWARR
06/07/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,680.50
20210607-0075872

**WARRANTY DEED**

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

File No. TR-21-320

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Robert L. Davis and Jennifer G. Davis** | **SAME AS NEW OWNER** | |
| (NAME) **114 B Lasalle Court** | (NAME) | 130-02-0C-001.00-CO |
| (ADDRESS) **Nashville, TN 37205** | (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, I/we, **Ashley Godsey and Trever Tummins, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert L. Davis and Jennifer G. Davis, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, 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 A on the Plan of 114 Lasalle Cottages, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions and Restrictions for 114 Lasalle Cottages, a Horizontal Property Regime with Private Elements, as of record as Instrument No. 20130709-0070856 with Plat attached as Exhibit "B" in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Trever Chase Tummins and Ashley Godsey, husband and wife by Warranty deed from Paragon Designs, LLC, a Tennessee limited liability company of record in Instrument No. 20150721-0071268 Register's Office for Davidson County, Tennessee, dated July 20, 2015 and recorded on July 21, 2015.**

**Being also known as 114 B Lasalle Court A Nashville, Tennessee 37205.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 7th day of May, 2021.

ashley godsey by shannon deloach attorney in fact
Ashley Godsey by Shannon DeLoach, Attorney-In-Fact

Trever Chase Tummins by shannon deloach attorney in fact
Trever Chase Tummins by Shannon DeLoach, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2021, before me personally appeared Shannon DeLoach, to me known to be the person (or persons) described in and who executed the foregoing instrument on behald of Ashley Godsey and Trever Chase Tummins, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of May, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Certificate of Authenticity

I, Emily Manno, 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

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno 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: 1/3/23.

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202106070075872