# WARRANTY DEED

Karen Johnson Davidson County
Batch# 654468 DEEDWARR
06/10/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210610-0078579

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**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 |
|---|---|---|
| Jeffrey Cole | New Owner's | |
| (NAME) | (NAME) | 52130B10300CO |
| 2349 Benay Rd | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37214 | | |
| (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, **Aaron Williamson, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Cole,** HEREINAFTER CALLED THE GRANTEE, HIS 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, Unit No. 141 on the Plan of First Revision Condominium Site Plan, River Glen, Phase VI, Section I, as established by the Master Deed of Record in Book 7566, Page 571; made applicable in Book 10630, Page 501 and 504; as amended in Instrument No. 20040915-0111299, and Instrument No. 20040915-0111301, and as shown on the plan of record in Book 9700, Page 283, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Aaron B. Williamson, an unmarried man, by virtue of that certain Warranty Deed dated July 7, 2017, and being of record at Instrument No. 20170713-0070468 in the Register's Office of Davidson County, Tennessee.**

**Seller warrants that this property is not their primary residence, and that said property has been used for investment purposes only.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at** Subject to all matters of record in Plat Book 9700, Page 283, Master Deed, Deed Restrictions, By-Laws all matters recorded at Book 7566, Page 571, Book 10630, Page 501, 504, Instrument No. 20030425-0055851, 20030506-0060413, 20030508-0061769, 20030522-0069839, 20040915-0111299 and 20040915-0111301, Charter recorded at Book 8069, Page 158, Deed Restrictions recorded at Book 6762, Page 208, **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 2349 Benay Rd. Nashville, TN 37214
(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 4th day of June, 2021.

**Aaron Williamson**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Aaron Williamson**, 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 4th day of June, 2021.

Notary Public

My Commission Expires: 11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**Certificate of Authenticity**

**I,** Shawn Stevens **, do hereby make oath that I am a license attorney and/or 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** Cortney Jacks**, a notary public for this county and state,** Shawn Stevens **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:** 5/7/24

**Notary's Seal (If on paper)**

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024