WARRANTY DEED

Karen Johnson Davidson County
Batch# 656052 DEEDWARR
06/14/2021 02:30:32 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20210614-0079944

JM-SB-P-21-1302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Anne Fields	**Atlantic Union Bank**	
(NAME)	(NAME)	**107-14-0A-017.00-CO**
1302 Massman Drive	**1800 Robert Fulton Drive, Suite 350**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA SCOTT WELLIVER HENGEN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL ANNE FIELDS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 17 of Copperfield Terrace Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out In Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Copperfield Terrace Condominiums of record In Book 6326, Page 790 and plan of record in Book 6250, Page 50, In the Register's Office for Davidson County, Tennessee. and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest In the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Joshua Scott Hengen, a single man by Warranty deed from Ted Newman and Carolyn J. Newman, husband and wife of record in Instrument No. 20180410-0033869 Register's Office for Davidson County, Tennessee, dated April 09, 2018 and recorded on April 10, 2018.

The said Joshua Scott Hengen have since married and is now known as Joshua Scott Welliver Hengen.

Elizabeth Welliver Hengen joins in this conveyance to convey any and all potential marital interest she may have acquired.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 6250, Page 50, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Copperfield Terrace Condominiumsof record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee.
- Amendment to Charter of record in Book 7872, Page 33, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 9988, Page 937, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Homeowners Asscciation of record in Book 6326, Page 828, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1302 Massman Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9th DAY OF JUNE, 2021.

Joshua Scott Welliver Hengen

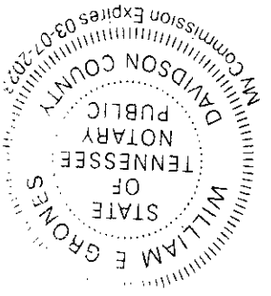
Elizabeth Welliver Hengen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA SCOTT WELLIVER HENGEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

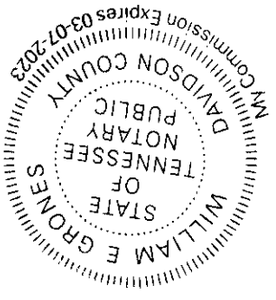


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH WELLIVER HENGEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212