Karen Johnson Davidson County
Batch# 659936 DEEDWARR
06/18/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $832.87
20210618-0082815

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $225,100.00

Affiant

Subscribed and sworn to before me, this 17th 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
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jennifer Crim	**Credence Funding Corporation**	**135160B01100CO**
422 Flintlock Ct	**1200 Technology Dr Suite A**	
Nashville, TN 37217	**Aberdeen, MD 21001**	

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,

Margaret H. Mahery,a married woman

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

Jennifer Crim, unmarried

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. 11 on the Plan of Woodridge at Nashboro Village, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Margaret H. Mahery, a married woman, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated June 27, 2003, of record in Instrument No. 20030711-0096555, Register's Office for Davidson County, Tennessee. John P. Mahery joins in this conveyance to transfer any and all interest he may have in subject property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Charter of record in Instrument No. 20021106-0136458, said Register's Office.

Bylaws of record in Instrument No. 20021106-0136459, said Register's Office.

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 422 Flintlock Ct, Nashville, TN 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 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.

Margaret H. Mahery Date: 6/15/2021
Margaret H. Mahery

Date: 6/15/2021
John P. Mahery

STATE OF Tennessee

COUNTY OF McMinn

Personally appeared before me, a Notary Public of said County and State, Margaret H. Mahery and John P. Mahery, 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 15th day of June, 2021.

LESLIE McKEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF McMINN

Leslie McKee
NOTARY PUBLIC

My Commission Expires: 06/21/2023

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.

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

