Karen Johnson Davidson County
Batch# 676239 DEEDWARR
07/14/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20210714-0094564

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christina Sarelakos	LEGACY HOME LOANS	118134A00100CO
(NAME)	(NAME)	
3644 Mayflower Place	4084 HILLSBORO PK STE 216 B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	NASHVILLE, TN 37215	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Nicola Clare White ,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christina Sarelakos, a married woman**, hereinafter called the GRANTEE(S), his/her/their 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 1 of 3644 & 3646 Mayflower Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3644 & 3646 Mayflower Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150922-0096036, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3644 & 3646 Mayflower Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150922-0096036, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Nicola Clare White, unmarried by Warranty Deed from Mayflower Partners, GP, a Tennessee General Partnership, dated 08/05/2016 and recorded 08/08/2016, of record in Instrument 201608080082155, and Scrivener's Affidavit of record in Instrument 201611140119706, Register's Office for Davidson County, Tennessee.

This conveyance subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 1424, Page 21, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 201509220096036, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3644 Mayflower Place, Nashville, TN 37204

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 9th day of July, 2021 .

Nicola Clare White

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicola Clare White, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of July, 2021.

Notary Public:
My Commission Expires: 8/15/24

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

202107140094564

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/13/2021 (date ~~of document~~).

Affiant Signature

07/13/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL