Karen Johnson Davidson County
Batch# 679403 DEEDWARR
07/19/2021 01:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20210719-0096694

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36409-06-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me this 14th **day of July, 2021.** Notary Public My Commission Expires:

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2025

WARRANTY DEED

Address New Owner: Sarah Roll 307 Prince Avenue Nashville, TN 37207	**Send Tax Bills To:** F&M Mortgage 221 Indian Lake Blvd Hendersonville, TN 37075	**Tax Information:** Map and Parcel No.: 071080I00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samantha B. Wade, formerly known as Samantha Bowman, and Samuel Wade, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sarah Roll, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 307 Prince Ave., Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 14th day of July, 2021.

Samantha B Wade
Samantha B. Wade

Samuel Wade
Samuel Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samantha B. Wade and Samuel Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, begin Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 307 and 309 Prince Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170720-0073442, Amended in Instrument No. 20180516-0046759, and being shown on Plat attached thereto as Exhibit "C", 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 Samantha Bowman, an unmarried woman **and Samuel Wade, an** unmarried man, by Warranty Deed from Invent Communities, Inc., a Tennessee **Corporation, of record in** Instrument No. 20180618-0058296, in the Register's Office of Davidson County, **Tennessee, dated June** 15, 2018 and recorded on June 18, 2018.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, **which have been prorated** and assumed by Grantees. Map and Parcel No. 071080I00100CO.
2. All matters appearing on the Plan of record as Instrument No. 20170629-0065418, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170720-0073442 and amended in Instrument No. 20180516-0046759, Register's Office for Davidson County, Tennessee.

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 07/14/2021 (date ~~of document~~).

Affiant Signature

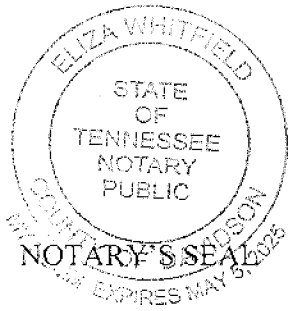
07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature



MY COMMISSION EXPIRES: 5-5-2025