Karen Johnson Davidson County
Batch# 689006 DEEDWARR
08/02/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20210802-0103723

~~STATE OF TENNESSEE~~ Province of Nova Scotia
~~COUNTY OF Davidson~~ County of Lunenburg

The actual consideration or value, whichever is greater, for this transfer is $599,900.00

Tyler Bent and Erica Harris
Affiant

Subscribed and sworn to before me, this 26 day of July, 2021.

Lisa Avramenko
Notary Public

My commission expires:
does not expire

LISA AVRAMENKO NOTARY PUBLIC NOVA SCOTIA BARRISTER & SOLICITOR

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Reid **Amy Reid**	MOVEMENT MORTGAGE, INC	**084010B00100CO**
2616 B Airpark Drive	8024 CALVIN HALL ROAD	
Nashville, TN 37206	INDIANLAND, SC 29707	

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,

Tyler Gerald Bent, a married person

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

Charles Reid and Amy Reid, husband and wife

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. B, Airpark Drive Homes (Condominiums) as more fully described pursuant to the Declaration of Establishment of Airpark Drive Homes
(Condominiums) of record in Instrument No. 20130920-0099303, and Supplement and Amendment to the Declaration of Establishment of Airpark Homes (Condominiums), of record in Instrument No. 20140408-0029278 in the Register's Office for Davidson County, Tennessee, to which Declaration reference is hereby made for a complete legal description and more fully described on Exhibit "A" to the Supplement and Amendment to the Declaration of Establishment of Airpark Drive Homes (Condominiums).

Being the same property conveyed to Tyler Gerald Bent, a married person, by Warranty Deed from Shinobu Garrigues Pula and Va'a Garrigues Pula, wife and husband, dated January 10, 2019, of record in Instrument No. 20190729-0074451, Register's Office for Davidson County, Tennessee. Erica Harris hereby signs to convey any interest she may have, marital or otherwise, as the spouse of Tyler Gerald Bent.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

LISA AVRAMENKO NOTARY PUBLIC NOVA SCOTIA BARRISTER & SOLICITOR

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 2616 B Airpark Drive, Nashville, TN 37206.

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.

Tyler Bent Date: 7/26/2021
Tyler Gerald Bent

Erica Harris Date: 7/26/2021
Erica Harris

PROVINCE ~~STATE~~ OF Nova Scotia

COUNTY OF Lunenburg

Personally appeared before me, a Notary Public of said County and State, Tyler Gerald Bent and Erica Harris, 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 26 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: does not expire

LISA AVRAMENKO
Barrister, Solicitor, Notary Public and a Commissioner for Oaths in and for Nova Scotia.

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 08/02/2021 (date of document).

Affiant Signature

08/02/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2ND day of August, 2021.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025