WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-13495-AP

Karen Johnson Davidson County
Batch# 710200 DEEDWARR
09/03/2021 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $758.50
20210903-0119055

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$210,000.00~~ $205,000.00

Affiant

Subscribed and sworn to before me this 27th day of August, 2021.

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Notary Public
My commission expires: 3-6-2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ben Curtis Anglin 182 Heritage Trace Dr. Nashville, TN 37115	New Owner	042-11-0B-110-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jennifer Elaine Molyneux, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Ben Curtis Anglin, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being apartment Unit No. 182 of Heritage Village Condominiums created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829; Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by Instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said supplement and amendment to the Master Deed, for a more complete identification and description of said unit.

Being the same property conveyed to Jennifer Elaine Molyneux, a married woman, by deed from Courtney Brown, a single woman, of record in Instrument

No. 20190611-0056186, Register's Office for Davidson County, Tennessee, and dated May 10, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Heritage Village Condominiums of record in Plat Book 4758 Page 179 and amended in Book 4808 Page 829, Book 5102 Page 383, Book 6380 Page 989, Book 6484 Page 287, Book 9654 Page 906, and Instrument No. 20040804-0093767 Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 5084 Page 580 Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 5515 Page 982 Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Book 6979 Page 521 Register's Office for Davidson County, Tennessee.

5. Charter of record in Book 6418 Page 478 Register's Office for Davidson County, Tennessee.

6. By-Laws of record in Book 4758 Page 179, Book 6484 Page 287, Book 9256 Page 848, and Instrument No. 20031229-0183195 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 182 Heritage Trace Drive, Nashville, TN 37115

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27th day of August, 2021.

Jennifer Elaine Molyneux

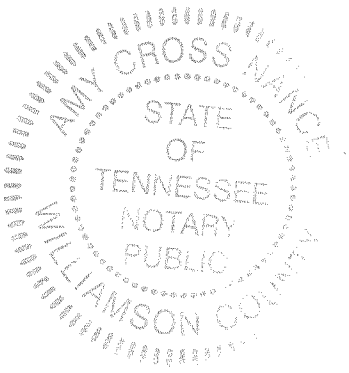
Tiffany Ann Molyneux, who joins in this conveyance for the sole purpose of waiving any marital interest she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of August, 2021, before me personally appeared Jennifer Elaine Molyneux and Tiffany Ann Molyneux, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of August, 2021.

Notary Signature
My commission expires: 2/12/23



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/27/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/27/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 **day of** August **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM