Karen Johnson Davidson County
Batch# 711992 DEEDWARR
09/08/2021 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,470.75
20210908-0120477

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P21-12195-BW

36563

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 397,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Sept ,2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 1, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Brittany Pinheiro	Capstar Bank	
1609 A Cahal Ave.	2002 Richard Jones Rd. #300A	072-14-0U-001.00-CO
Nashville, TN 37206	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Jon B. Wilson,, III and Natalie Nicole Wilson, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Pinheiro, single woman**

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 A, of 1609 Cahal Avenue Townhomes, as set out in the Declaration of Covenants, Conditions and Restrictions for 1609 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140602-0047170, as amended in Instrument No. 20150507-0041931 and Instrument No. 20160304-0020999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Jon B. Wilson, III and Natalie Nicole Wilson, Husband and Wife by Warranty deed from Andrew C. Floyd, unmarried of record in Instrument No. 20170731-0077185 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 31, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ✓ IMPROVED property known as **1609A Cahal Avenue, 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 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 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.

Witness OUR hand(S) this the 1st day of September, 2021.

J B Wilson III
Jon B. Wilson, III

Natalie Nicole Wilson
Natalie Nicole Wilson

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon B. Wilson, III** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of September, 2021.

Misty McCoy
Notary Public
My Commission expires: May 12, 2025

MISTY MCCOY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 603883
Expires May 12, 2025

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Natalie Nicole Wilson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of September 2021.

Misty McCoy
Notary Public
My Commission expires: May 12, 2025

MISTY MCCOY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 603883
Expires May 12, 2025

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 9/2/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public

My commission expires October 2, 2023

