Karen Johnson Davidson County
Batch# 714862 DEEDWARR
09/13/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210913-0122381

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Christie Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2021.

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sophia Kim Pham	Fifth Third Bank, National Association	Parcel ID: 026-07-0-050.00-000
(NAME) 107 Aintree Court	(NAME) 5001 Kingsley Drive, Mail Drop: 1MOBA8	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marie C. Mundt-Cancilla, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sophia Kim Pham and Mattheau Medendorp, wife and husband**, 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 Lot No. 156 on the plan of Windsor Green, Phase I, Section III, of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 156 fronts 32.45 feet (erroneously stated as 21.45 feet on prior deed) on the Southerly margin of Aintree Court and extends back 98.57 feet on the Northerly line and 76.55 feet on the Easterly line to a broken line in the rear measuring 140.53 feet thereon.

Being the same property conveyed to Marie C. Mundt-Cancilla, a single woman, by Warranty Deed from James M. Pittard, and wife, Cedrah M. Pittard, of record in Instrument No. 20161219-0133241, in the Register's Office of Davidson County, Tennessee, dated December 15, 2016 and recorded on December 19, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 107 Aintree Court , Goodlettsville, TN 37072

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 hands this 8 day of September 2021

Marie C. Mundt-Cancilla

Marie C. Mundt-Cancilla

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Marie C. Mundt-Cancilla, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of September, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Certificate of Authenticity

I, Christie Daniels, 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 September 8, 2021.

Date

Christie Daniels

Affiant Signature

September 9, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY