Karen Johnson Davidson County
Batch# 720205 DEEDWARR
09/20/2021 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210920-0126142

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

X Carolyn W. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0751

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carolyn W. Turner, unmarried	NEW OWNER	Map: 084040A30800CO
(NAME) 308 Autumn Chase Dr.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TERESA A. HEINEN, UNMARRIED,

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

CAROLYN W. TURNER, UNMARRIED,

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 apartment in Davidson County, Tennessee, described as follows, to wit:

Unit No. 308 of AUTUMN CHASE CONDOMINIUMS, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase

Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7118 , Page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Teresa A. Heinen, a single person, by deed from H M Properties, Inc., a Tennessee corporation, of record in Book 7718, Page 508, dated October 19, 1988, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 609, said Register's Office; (3) Charter for Homeowners Association of record in Book 7728, Page 111, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 7718, Page 418, Book 7718, Page 477, amended in Instrument No. 20050823-0100514 and Instrument No. 20150121-0005716, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 308 Autumn Chase Dr., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of September, 2021.

Teresa A. Heinen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa A. Heinen, 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 and official seal this, 16th day of September, 2021.

My Commission Expires: 3-2-22

Notary Public

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Certification of Recorded Documents

I, Karen Suggs, 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 16, 2021.

(AFFIANT) – Karen Suggs

09/16/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY