Karen Johnson Davidson County
Batch# 722939 DEEDWARR
09/23/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210923-0128119

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me this 14th day of September, 2021.

Notary Public
My Commission Expires: 06/13/2022

2021-403

Address of New Owner:	Send Tax Bills to:	Tax Information:
Latricia B. Tidwell & Mitchel W. Tidwell	First Community Mortgage c/o DMI	
102 Emma Neuhoff Court, Unit 102	PO Box 0054	129-11-OA-002.00-CO
Nashville, TN, 37205	Palatine, IL 60055-0054	

WARRANTY DEED

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 acknowledged, we

Janet Blue, a single woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Latricia B. Tidwell and Mitchel W. Tidwell, wife and husband,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 102 on the Plan of Condominium Site Plan, Plat for Phase 1B of Lot no. 2, The Cloister at Sr. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449, Registers Office, Davidson County, Tennessee, together with an undivided interest in the common areas/elements appurtenant to said Unit as set truth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By laws of the Association of Owners.

Being the same property conveyed to Janet Blue by Warranty Deed from Howard D, Derrick, Jr. and Wife, Constance H. Derrick of record in Instrument No. 20180417-0035848 Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 17, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **102 Emma Neuhoff Court, Unit 102, Nashville, TN 37205.**

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.

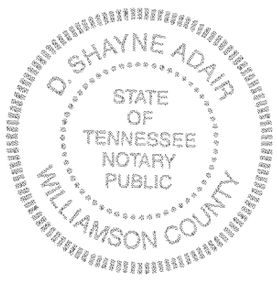
Witness our hands this 14th day of September, 2021.

Janet Blue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet Blue, 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 at Franklin, Tennessee, this 14th day of September, 2021.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 14, 2021 .

D. Shayne Adair

September 14, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th **day of** Sept. **, 2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

