Karen Johnson Davidson County
Batch# 724804 DEEDWARR
09/27/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20210927-0129595

WARRANTY DEED

KATHRYN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No. AT-21-1225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-17-24

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard P. Christy and Lauren P. Christy	New Owner	
(NAME)	(NAME)	
1318 Cardinal Avenue		061-16-0E-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, I/we, **Cole Newton and Kristen S. Newton, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leonard Parker Christy and Lauren Paige Christy, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 located in Davidson County, Tennessee, being Unit No. 1 of Homes at 1318 Cardinal Avenue, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing Homes at 1318 Cardinal Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210407-0046428 and Scrivener's Affidavit recorded in Instrument No. 20210408-0046777, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cole Newton and Kristen S. Newton, Husband and Wife by Warranty deed from Hilary C. Higginbotham, unmarried, and Anthony S. Higginbotham, Married of record in Instrument No. 20141231-0119355 Register's Office for Davidson County, Tennessee, dated December 29, 2014 and recorded on December 31, 2014.

Being also known as 1318 Cardinal Avenue 1 Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 16th day of September, 2021.

Cole Newton

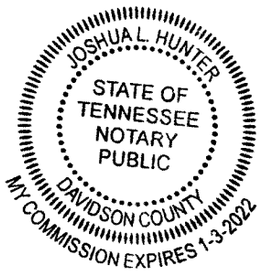
Kristen S. Newton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2021, before me personally appeared Cole Newton and Kristen S. Newton, 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 16th day of September, 2021.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/16/2021 (date of document).

Jennifer Russell
Affiant Signature

9/24/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

