WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13948-RR

Karen Johnson Davidson County
Batch# 729350 DEEDWARR
10/04/2021 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $601.25
20211004-0133125

File No.: RES-21-4225-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/3/2023

(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Natalie A. Slone	CMG Mortgage, Inc dba CMG Financial	103 16 0C 205.00
(NAME)	(NAME)	
4225 Harding Pike unit 205 Nashville, TN 37205	3160 Crow Canyon Rd, ste 400 San Ramon, CA 94583	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SOFIA GREY, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **NATALIE A. SLONE, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 205, on the plan of Wellington Arms, a Condominium Development, of record in Plat Book 5200, Page 316, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements of Wellington Arms Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, Page 241 (erroneously identified as Page 741, in prior deed of record), as corrected in Book 5740, Page 897, and amended in Instrument No. 20001205-0119242, said Register's Office, to which reference is hereby made for a more complete description. 741

Being the same property conveyed from Alexandria Jane Hamm and Charles Arutt, wife and husband, to Sofia Grey, by Warranty Deed dated September 12, 2018, recorded September 14, 2018, in Instrument No. 20180914-0091615, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

This is **improved** property, known as 4225 Harding Pike, unit 205, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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(s) this 30th day of September, 2021

Sofia Grey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2021, before me personally appeared Sofia Grey, 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 30th day of September, 2021.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cassidy Llewellen, do hereby make oath that I am 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 9-30-21.

Affiant Signature

10-1-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of October, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

