WARRANTY DEED

CHRISTY BURKHALTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: RES-21-106-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

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
Charles R. Evans, Marco A. Acevedo, and Charles A. Evans, Sr.	Bank of America, N.A.	082 12 2A 004.00 CO
(NAME)	(NAME)	
9216 Joiner Creek Rd. College Grove, TN 37046	4500 Amon Carter Blvd TX2-979-01-02 Fort Worth, TX 76155	
(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, **CORNERSTONE INVESTMENTS, INC., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHARLES R. EVANS, UNMARRIED, MARCO A. ACEVEDO, UNMARRIED, AND CHARLES A. EVANS, SR., MARRIED**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit D, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 106 Myrtle Street, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20200128-0009933, as corrected by Scrivener's Affidavits recorded in Instrument Numbers 20200129-0010559 and 20200219-0018466, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed from Elizabeth Dole Rocha, married (joined by spouse, Jeromy Henderson), to Cornerstone Investments, Inc., A Tennessee Corporation, by Warranty Deed dated December 6, 2019, recorded December 10, 2019, in Instrument No. 20191210-0127366, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 106 Myrtle Street, unit D, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (Postal Zip)

Karen Johnson Davidson County
Batch# 740468 DEEDWARR
10/21/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,327.30
20211021-0141214

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 12th day of October, 2021

Cornerstone Investments, Inc., a Tennessee Corporation

By: _____

Ryan Pratt, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

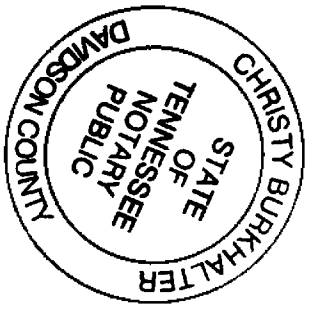
Before me, Christy Burkhalter of the state and county mentioned, personally appeared Ryan Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Cornerstone Investments, Inc., the within named bargainor, a Corporation, and that such Ryan Pratt as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand and seal, at office in Nashville. this 12th day of October, 2021.

Christy Burkhalter
Notary Signature

Printed Name: Christy Burkhalter

My commission expires: 9-28-2025



RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Carrie Callahan, 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 October 12, 2021 19.

Carrie Callahan
Affiant Signature

10/19/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19 day of October, 2021.

Christy Burkhalter
Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal



File No. RES-21-106-D