Karen Johnson Davidson County
Batch# 747304 DEEDWARR
11/01/2021 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20211101-0145998

GENERAL WARRANTY DEED

This instrument prepared by:

MHPS Title & Escrow
1935 21st Avenue South
Suite 100
Nashville, TN 37212

NEW OWNER/TAX BILLS TO:

Alan & Susan Maher
1383 Round Hill Ln.
Spring Hill, TN 37174

Tax Identification: 071-14-0H-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of October, 2021, the undersigned, **DANIEL PEMBERTON**, an unmarried man, hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **ALAN MAHER** and **SUSANNA MAHER**, husband and wife, hereinafter called the Grantees, and Grantees' successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **6A Fern Avenue, Nashville, TN 37207** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being Unit No. 6A of Homes at 6 Fern Avenue, a Horizontal Property Regime With Private Elements, established pursuant to the provisions 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 of Covenants, Conditions and Restrictions establishing Homes at 6 Fern Avenue, a Horizontal Property Regime of record in Instrument Number 20161024-0112220, as amended in Instrument Number 20170428-0042096, and in Instrument Number 20170518-0049424, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to the said Amendment of record in Instrument No. 20170518-0049424; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being a portion of the same property conveyed to Daniel Pemberton, unmarried, by Warranty Deed from Eight-Nine King Development, LLC, a Tennessee limited liability company, of record in Instrument Number 20180606-0054166, Register's Office for Davidson County, Tennessee, dated June 4, 2018 and recorded on June 6, 2018.

Doc ID: 6b5ab79a68c7087586555386f152489a926c8bf6

This is improved property known as 6A Fern Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alan Maher and Susanna Maher, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This the 15th day of October, 2021.

Dl Pmbt

By: Daniel Pemberton

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $750.000.00, which is equal to or greater than the amount the property transferred would command at a fair, voluntary sale.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Daniel Pemberton, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2021.

Shanae McFerrin
NOTARY PUBLIC

My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Doc ID: 6b5ab79a68c7087586555386f152489a926c8bf6

202111010145998

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $750,000.00, which is equal to or greater than the amount the property transferred would command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me on this 15th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Tennessee Certification of Electronic Document

I, _____, 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 20, 2021 (date of document).

_____
Affiant Signature

10/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2021.

_____
Notary's Signature

MY COMMISSION EXPIRES: 5/5/2025

NOTARY'S SEAL

