WARRANTY DEED

Karen Johnson Davidson County
Batch# 753099 DEEDWARR
11/10/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20211110-0150447

File No. EY-21-1460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Michael J. Pauline, Jr. and Dana L. Pauline	New Owner	
(NAME)	(NAME)	
2118 Elliott Avenue, #7		105-14-0O-005.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Audie R. Cole and Caroline S. Cole, huband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Pauline, Jr. and Dana L. Pauline, 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:

Land situated in Davidson County, Tennessee, being Unit No. 5, as established in Declaration of Covenants, Conditions and Restrictions for Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160516-0048883 and amended in Instrument No. 20180808-0078146, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Audie R. Cole and Caroline S. Cole, husband and wife by Warranty deed from Eugene H. Nelson, an unmarried person of record in Instrument No. 20181226-0125243 Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on December 26, 2018.

Being the same property conveyed to Buck Douglas, LLC, a Tennessee Member Managed Limited Liability Company by Quit-Claim deed from Audie R. Cole and Caroline S. cole of record in Instrument No. 20190123-0006692 Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on January 23, 2019.

Being the same property conveyed to Audie R. Cole and Caroline S. Cole, husband and wife by QuitClaim deed from Buck Douglas LLC of record in Instrument No. 20190905-0089626 Register's Office for Davidson County, Tennessee, dated September 04, 2019 and recorded on September 05, 2019.

Being the same property conveyed to Buck Douglas, LLC, a Tennessee Member Managed Limited by Quitclaim deed from Audie R. Cole and Caroline S. Cole, husband and wife of record in Instrument No. 20191002-0100862 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on October 02, 2019.

Being the same property conveyed to Audie R. Cole and Caroline S. Cole, husband and wife by Quitclaim deed from Buck Douglas LLC, a Tennessee member managed limited liability company, of record in Instrument No. ____202111100150446_____ Register's Office for Davidson County, Tennessee, dated ___11-1-21____ and recorded on _____.

This is property more commonly known as 2118 Elliott Avenue, #7, Nashville, TN 37204.

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 2nd day of November, 2021.

Audie R. Cole

Caroline S. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 2021, before me personally appeared Audie R. Cole and Caroline S. Cole, 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 2nd day of November, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

Certificate of Authenticity

I, **Joshua A. Terry**, 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 November 2nd 2021.

Affiant Signature

11/4/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/4/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON