Karen Johnson Davidson County
Batch# 778936 DEEDWARR
12/22/2021 02:28:19 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20211222-0169387

ASHLEE M. GOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXPIRES 2/19/2023
COUNTY OF DICKSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $269,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2021.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cory R. Stratton and Angela R. Tinnirello	~~New Owner~~	**part of 142-02-0-095.00**
105-A Harrow Court	Cardinal Financial Co, LP	
Nashville, TN 37221	PO Box 054 Palatine IL 60055-054	

FOR AND IN 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, WE,

Christopher Yontz, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cory R. Stratton, unmarried and Angela R. Tinnirello, joint tenants with common law rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A on the Plan of 105 Harrow Court Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Master Deed & Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210108-0003975, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Christopher Yontz, by Warranty Deed, from Patsy A. Williams, an unmarried woman, dated August 14th, 2020, of record in Instrument No. 20200814-0091228, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 4175, Page 21, Register's Office for Davidson County, Tennessee.
Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
Restrictive covenants contained in an instrument of record in Book 4242, Page 758, amended in Book 4318, Page 654, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20210108-0003975, Register's Office for Davidson County, Tennessee; as amended by Instrument No. 20211220-0107820, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 105-A Harrow Court, Nashville, TN 37221.

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 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(s) this 15th day of December, 2021.

Christopher Yontz

*I certify by my signature that this property has been used for investment purpoes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Christopher Yontz**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2021.

Notary Signature

My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 21-942
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027