Karen Johnson Davidson County
Batch# 781399 DEEDWARR
12/29/2021 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211229-0171202

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
M-21-8232

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

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

Notary Public

Commission Expires: _____

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chris Diener and Kelly Oakes 1135 Woodbury Falls Court Nashville, TN 37221	NEW OWNERS 1135 WOODBURY FALLS CT NASHVILLE, TN 37221	128-12-0C-043.00-CO

WARRANTY DEED

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, I/WE,

Taylor Fly and Sarah Funderburg Fly, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Scott Diener and Kelly Jo Oakes, Husband and Wife

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 1135 on the Plan of Woodbury Townhomes, Phase 1, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 2006310-0028278, amended at Instrument No. 20080201-0010772 and Boundary Plat recorded at Instrument No. 20050216-0017693, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Taylor Lawrence Fly, unmarried, and Sarah Funderburg, unmarried, as Tenants in Common with the Rights of Survivorship by Warranty deed from Todd Robert Rogers, married of record in Instrument No. 20190723-0072177 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 23, 2019. (Value of consideration shown in aforementioned deed $285,000.00.)

Being also known as 1135 Woodbury Falls Court 1135 Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1135 Woodbury Falls 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, their heirs and assigns forever; and we so 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.

Dated this the 2nd day of December, 2021.

Taylor Fly

Sarah Funderburg Fly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Taylor Fly and Sarah Funderburg Fly** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of December, 2021.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5-23-23

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 DECEMBER 2, 2021.

Date

Affiant Signature

12/22/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON