WARRANTY DEED

Karen Johnson Davidson County
Batch# 793911 DEEDWARR
01/21/2022 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220121-0008196

File #21-6006-B-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/3/22 (AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Megan Neumann and David Hendrickson	**New Owner**	
(NAME)	(NAME)	**091-02-3R-002-00-CO**
6006B Pennsylvania Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ERIN STEINWEDEL, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGAN NEUMANN, A SINGLE WOMAN AND DAVID HENDRICKSON, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 6006-B of 6006 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6006 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151118-0117044 and Amendment of record in Instrument No. 20160516-0048782, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6006 Pennsylvania Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151118-0117044 and Amendment of record in Instrument No. 20160516-0048782, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Erin Steinwedel by Warranty deed from 6006 Pennsylvania, LLC, a Tennessee limited liability company of record in Instrument No. 20160520-0050930 Register's Office for Davidson County, Tennessee, dated May 17, 2016 and recorded on May 20, 2016.

This conveyance is subject to:
* Taxes for the year 2022, not yet a lien; not yet due and payable.
* Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20151118-0117044 and amendment recorded in Instrument No. 20160516-0048782, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **6006 B Pennsylvania Avenue, Nashville, TN 37209**

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 12th day of January, 2022.

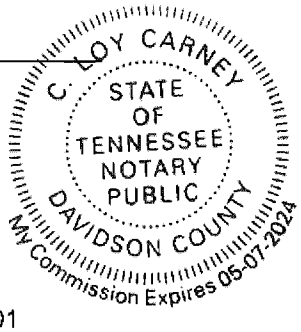
Erin Steinwedel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January, 2022, before me personally appeared Erin Steinwedel, 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 12th day of January, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-12-22.

Affiant Signature

1-12-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 12 day of Jan, 2022

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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COUNTY OF DAVIDSON