Karen Johnson Davidson County
Batch# 809584 DEEDWARR
02/22/2022 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20220222-0020125

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. JN-21-1853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

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
Vanessa Edirisuriya	Vanessa Edirisuriya	
(NAME)	(NAME)	
904A Youngs Lane	10313 Open Gate Dr.	070-07-0A-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Austin, TX 78726	
(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, **Paula Tate Alderson, a single woman and Thomas Paul Alderson, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vanessa Edirisuriya, a married woman**, 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 in Davidson County, Tennessee, being Unit No. 904A of Skyline Riverfront Estates as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160420-0038378, as amended in Instrument No. 20160429-0042076, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Paula Tate Alderson, an unmarried woman and Thomas Paul Alderson a married man by Warranty deed from 904A Young Nash LLC a Michigan Limited Liability Company of record in Instrument No. 2017111-50117407 Register's Office for Davidson County, Tennessee, dated November 09, 2017 and recorded on November 15, 2017.

This property was not a principal residence for Thomas Paul Alderson, so spouse is not required to sign.

This is property more commonly known as 904A Youngs Lane, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 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 27th day of January, 2022.

Paula ~~Tate~~ Alderson

THOMAS PAUL ALDERSON, BY
Thomas Paul Alderson by Paula Tate Alderson, his Attorney-In-Fact HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TN

On this 27th day of January, 2022, before me personally appeared Paula Tate Alderson, 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 27th day of January, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson TN

Personally, appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Paula Tate Alderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Thomas Paul Alderson, and that this instrument was executed on behalf of the said Thomas Paul Alderson for the purposes therein contained.

Witness my hand and official seal this 27th day of January 2022.

Notary Public

My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Jill Neely, 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 **01/27/2022**.

Date

Jill M Neely

Affiant Signature

02/10/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **February**, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)