Karen Johnson Davidson County
Batch# 812280 DEEDWARR
02/28/2022 10:35:30 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20220228-0022259

5381

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10041-1209

ADDRESS NEW OWNER:
Jennifer Finger
1133 Battery Lane
Nashville, TN 37220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
New Owner

Parcel ID:
117-12-0E-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Randall Newman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Gerald Webber, married , Aurobindo Nair, married, and Glenn P. Shorey and Jennifer Finger, husband and wife, as tenants in common with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit #1209, as established by the Declaration of Covenants, Conditions and Restrictions for 1209-1211 Noelton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20090729-0071088 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 the same property conveyed to John Randall Newman by deed dated February 2, 2017 from W.R. Newman, Jr. and wife, Lisa Newman, recorded February 3, 2017, in Instrument Number 20170203-0011655, Register's Office for Davidson County, Tennessee.

This is improved property known as 1209 Noelton Avenue, Nashville, TN 37215. Possession is to be given on February 15, 2022.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his 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.

WITNESS our hands this the 15th day of February, 2022.

John Randall Newman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Randall Newman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of February, 2022.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$600,000.00**.

AFFIANT

Subscribed and sworn to before me on this 15th day of February, 2022.

NOTARY PUBLIC

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

My Commission Expires:

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 15 day of February, 2022.

Ernest D. Bennett, III 2/15/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 15 day of February, 2022.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

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