Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 812612 DEEDWARR
02/28/2022 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220228-0022581

39-B
File #22-1028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Fredrick Twomey, married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol Karpinen and David O' Donohue, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Pontotoc Subdivision, a Part of the Early Tract of record in Plat Book 547, Page 113, 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 Fredrick Twomey, an unmarried man by Warranty deed from Emily Ector-Volman, an unmarried woman of record in Instrument No. 20190531-0051829 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on May 31, 2019. John Fredrick Twomey is now married to Gigi Jordan and she is joining in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2111 Early Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Carol Karpinen	SAME	**083-03-0-097.00**
2111 Early Avenue		
Nashville, TN 37206		

WITNESS THE EXECUTION HEREOF this 2nd day of February, 2022.

John Fredrick Twomey

Gigi Jordan

State of Tennessee)
County of Davidson)

On this 2nd day of February, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Fredrick Twomey and Gigi Jordan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 600,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of February, 2022.

Notary Public

My Commission Expires: 2/27/22

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 2/2/22 (date of document).

L. Broner McCoy
Date: 2/2/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 2nd day of February, 2022.

NOTARY PUBLIC
My Commission expires: 2.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY