Karen Johnson Davidson County
Batch# 816219 DEEDWARR
03/07/2022 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220307-0025310

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nathan Jones	CMG Mortgage dba CMG Financial	Parcel ID: 082-15-0A-024.00-000
(NAME) 2115 Yeaman Place #215	(NAME) 3160 Crow Canyon Road, Suite 400	
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ellen Jones, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nathan Jones, unmarried** , 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 215 and Parking Space 161, 5th and Main Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032 and Instrument No. 20140804-0069914, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more complete legal description of said unit.

Being the same property conveyed to Ellen Jones, unmarried woman, by Warranty Deed from Cale A. Schmit, unmarried dated March 29, 2017 recorded March 30, 2017, of record as Instrument No. 20170330-0030909 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2115 Yeaman Place. #215, 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 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 our hands this 22nd day of February, 2022.

Ellen Jones

Ellen Jones

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ellen Jones, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of February, 2022.

Dana Michelle Warsop

Notary Public

My Commission Expires: 3/2/2025

(SEAL)

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2/22/2022 (date of document).

Affiant Signature

2/24/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 24 day of February, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY