Karen Johnson Davidson County
Batch# 830378 DEEDWARR
03/29/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220329-0036092

Warranty Deed

PATRICIA DARNELL STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00. Affiant Subscribed and sworn to before me, this the 21st day of March, 2022. Notary Public My commission expires: 02-0-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adina Barnes and Darin Barnes	New Owner(s)	082-13-0D-103.00 CO
522 Madison Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW COHEN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADINA BARNES AND DARIN BARNES, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 103, on the Horizontal Property Regime for Germantown Madison Square Condominiums as recorded in the Master Deed of record as Instrument No. 20061019-0129740, as amended in Instrument No. 20110509-0035408, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said master deed.

Being the same property conveyed to Andrew Cohen, an unmarried man by Warranty deed from Ruth A. Douthett, an unmarried woman of record in Instrument No. 20140804-0069463 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on August 04, 2014. (Value of consideration shown in aforementioned deed $215,000.00.) Being also known as 522 Madison Street 103 Nashville, Tennessee 37208.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 522 Madison Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of March, 2022.

Andrew Cohen

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Cohen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of March, 2022.

Notary Public

My Commission Expires: 5/31/25

LUAN NGUYEN
Notary Public - California
San Diego County
Commission # 2359741
My Comm. Expires May 31, 2025

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 03-21-2022 (date of document).

Affiant Signature

03-21-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

