Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 833674 DEEDWARR
04/04/2022 08:40:53 AM 2 pgs
Fees: $13.00 Taxes: $2,541.90

20220404-0038341

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$687,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2022.

Notary Public

My commission expires 10/23/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michelle Marjorie Sermon	**Mid America Mortgage, Inc. ISAOA/ATIMA**	**Map 103-02-0-S Parcel 019.00co**
239 White Bridge Pike, Unit 19	**15301 Spectrum Dr, Ste 405**	
Nashville, TN 37209	**Addison, TX 75001**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Melissa Furlong, unmarried, and Alistair Thach, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Marjorie Sermon, an unmarried woman

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 No. 19 on the Plan of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008 and Instrument No. 20180611-0055774, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Summit At Whitebridge, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20161123-0123636, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Melissa Furlong and Alistair Thach, Joint Tenants with Rights of Survivorship, by Deed dated June 27, 2018 from Summit at White Bridge, LLC, a Tennessee limited liability company, of record in Instrument No. 20180703-0064263, Register's Office for Davidson County, Tennessee. As evidenced by Agreed Order of record as Case No. 20-0438-1 in the Chancery Court for Davidson County, Tennessee Twentieth Judicial District, said parties have agreed to the partition and sale of said property. This conveyance consummates the sale contemplated in the said Agreed Order.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "C' to the Declaration of Covenants, Conditions and Restrictions as shown in Instrument No. 20161123-0123636, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Summit At Whitebridge, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008 and in Instrument No. 20180611-0055774, Register's Office for Davidson County, Tennessee. By-Laws and Charter of Summit at Whitebridge appended thereto. 3) All matters shown on the Plan of Record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee. 4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160808-0081832, Register's Office for Davidson County, Tennessee. 5) Agreement for Dedication of Easement for Sanitary Sewer and/or Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20161025-0112669, Register's Office for Davidson County, Tennessee. 6) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180611-0055676, Register's Office for Davidson County, Tennessee. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **239 White Bridge Pike, Unit 19, Nashville, TN 37209**

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 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(s) this **31st** day of **March, 2022.**

Melissa Furlong

Alistair Thach

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Melissa Furlong and Alistair Thach,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2022.**

Notary Public

My Commission Expires: 12/14/24