Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#16242

Karen Johnson Davidson County
Batch# 835519 DEEDWARR
04/06/2022 10:42:15 AM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20220406-0039739

WARRANTY DEED

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2025

File No. AT-22-2152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Cole and Marissa D. Cole	CNG Mortgage Inc	
(NAME)	(NAME)	
2506 B Barclay Drive (Left House)	3160 Crow Canyon Rd #400	083-12-0V-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Gary Goetzman, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael G. Cole and Marissa D. Cole, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes At 2506 Barclay Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210105-0001284, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 2506 Barclay, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210105-0001284, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Curtis M. Atkins and wife, Mary Sue Atkins by Warranty deed from Carl A. Cunningham and wife, Betty E. Cunningham of record in Book 3643, page 83, Register's Office for Davidson County, Tennessee, dated October 15, 1963 and recorded on October 17, 1963.

The said Curtis M. Atkins having predeceased Mary Sue Atkins, leaving her as surviving tenant by the entirety.

Being a portion of the same property conveyed to Don O. Atkins by Quitclaim deed from Mary Sue Atkins of record in Book 10628, page 415, Register's Office for Davidson County, Tennessee, dated September 16, 1997 and recorded on October 01, 1997.

Being a portion of the same property conveyed to Gary Goetzman, a married man by Warranty deed from Don O. Atkins, a single man of record in Instrument No. 20200622-0066093 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 22, 2020.

This property was not a martial residence.

This is property more commonly known as 2506 B Barclay Drive Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 31 day of March, 2022.

Gary Goetzman

STATE OF _____
COUNTY OF _____

On this ____ day of _____, 2022, before me personally appeared Gary Goetzman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of _____, 2022.

SEE ATTACHED

_____
Notary Signature
My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On March 31, 2022 before me, Catharine A Sowards, Notary Public
(insert name and title of the officer)

personally appeared Gary Goetzman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CATHARINE A. SOWARDS
Notary Public - California
Los Angeles County
Commission # 2303705
My Comm. Expires Aug 31, 2023