Karen Johnson Davidson County
Batch# 839965 DEEDWARR
04/14/2022 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20220414-0043605

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36970-03-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $272,000.00. Affiant Subscribed and sworn to before me this 6th day of April, 2022. Notary Public My Commission Expires: 10-20-24

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mykal Phinney 5304 Edmondson Pike #2 Nashville, TN 37211	Bank of England 5 Statehouse plaza suite #500 Little Rock, AR 72201	Map and Parcel No.: 161 01 0A 072.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Wayne Longnecker and Joy Longnecker, husband and wife (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Mykal Phinney, single woman ("Grantee")**, her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5304 Edmondson Pike #2, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 6th day of April, 2022.

GRANTORS:

Ryan Wayne Longnecker

Joy Longnecker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Wayne Longnecker and Joy Longnecker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5304-2 on the Plan of Danbury Condominiums, shown as Exhibit "C" to the Master Deed in Book No. 6612, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ryan Wayne Longnecker and Joy Longnecker, husband and wife, by Warranty Deed from Gary W. Kinder and Stacie C. Kinder, of record in Instrument No. 20210113-0005745, in the Register's Office for Davidson County, Tennessee, dated January 8, 2021 and recorded on January 13, 2021.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Phase 1 of Country Place, as recorded in Plat Book 6612, Page(s) 75.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Danbury Condominium of record in Book 6612, Page 75, as amended by instrument(s) of record in Appointment of Successor Trustee in Book 11460, Page 631; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
4. Easement recorded in Book 221, Page 638 and Book 6461, Page 530.
5. Easement for Sanitary Sewer, recorded in Book 6479, Page 278.
6. Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 7291, Page 879.

True Copy Certification

I, Yvette Meldrum, 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 April 6, 2022

Signature 4/6/22 Date

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of April, 2022

Notary's Signature

10.20.24
My Commission Expires: