Karen Johnson Davidson County
Batch# 848979 DEEDWARR
05/02/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220502-0050548

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-6438-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2022

NOTARY PUBLIC

My commission expires: 9/23/25

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armando Plascencia and Sarah Jennifer Plascencia 206 Nashboro Greens Court Nashille TN 37217	Same address as new owner	135-11-0C-084-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND AND 00/100 Dollars ($290,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROMONA M. COODE**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ARMANDO PLASCENCIA AND SARAH JENNIFER PLASCENCIA**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 241 of the Horizontal Property Regime Private Element Plat, Phase Two on the Plan of Nashboro Village Tract 18, as of record in Instrument No. 20010423-0039877 amending Book 9700, page 968, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Romona Coode, unmarried from Kelly Brown and Patrick Brown, wife and husband, by Warranty Deed dated 12/07/2006 and recorded 12/11/2006 in Instrument No. 20061211-0152412, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 206 Nashboro Greens Court, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are 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 said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of March, 2022

GRANTOR(S)

Romona M. Coode

Romona M. Coode

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Romona M. Coode, 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 seal, this the 23rd day of March, 2022.

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9/23/25

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/22/22 (date of document).

Frank Roberts

3/20/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 23rd day of March, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

