Karen Johnson Davidson County
Batch# 854839 DEEDWARR
05/13/2022 08:38:18 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20220513-0055098

WARRANTY DEED

EMILY O'NEAL
Notary Public - Seal
Madison County - State of Indiana
Commission Number NP0733072
My Commission Expires Apr 15, 2029

File #2022-201

STATE OF Indiana
COUNTY OF Marion

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00.

Affiant

Subscribed and sworn to before me on May 10th 2022.

Emily O'Neal
NOTARY PUBLIC
My Commission Expires: April 15, 2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Mary K. Cowan 320 Old Hickory Blvd., Unit 3014 Nashville, TN 37221	New Owner	128-12-0A-195.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GERALD D. MANN, II, AN UNMARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MARY K. COWAN, UNMARRIED**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3014, Building No. 21, on the Plan of Eagle Ridge At The Reserve, Section 21, Phase 1D, Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq-, as amended, in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 47, to the Master Deed of Eagle Ridge at The Reserve, of record in Instrument No. 20040716-0084991, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge At The Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to GERALD D. MANN, II, AN UNMARRIED MAN, by deed from DINA F. VELOCCI, AN UNMARRIED WOMAN, of record in Instrument No. 20190805-0077404, dated August 2, 2019, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 320 Old Hickory Blvd., Unit 3014, Nashville, TN 37221.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on May 10th, 2022.

Grantor:

Gerald D. Mann, II

EMILY O'NEAL
Notary Public - Seal
Madison County - State of Indiana
Commission Number NP0733072
My Commission Expires Apr 15, 2029

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **GERALD D. MANN, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2022.

Emily O'Neal
Notary Public

My commission expires: April 15, 2029