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|---|---|
| **THIS INSTRUMENT PREPARED BY AND RETURN TO:**<br>**MHPS Title & Escrow**<br>1935 21st Avenue South, Suite 100<br>Nashville, Tennessee 37212<br>(615) 800-7096<br><br>Karen Johnson Davidson County<br>Batch# 861409 DEEDWARR<br>05/24/2022 08:10:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,665.37<br>20220524-0059883 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is:<br>$450,100.00<br><br>AFFIANT<br><br>Subscribed and sworn to before me, this 18th day of May, 2022<br><br>NOTARY PUBLIC<br>My Commission Expires: 02-01-2023 |

JESSICA ANN CLEGG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-01-2023

## WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Jackson W. Bond<br>2349 Traemoor Village Drive<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>114-07-0A-099-00 |

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Thousand One Hundred Dollars and No Cents ($450,100.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this th 18th day of May 2022, the undersigned, **Cathy M. Davis,** an unmarried woman, hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Jackson W. Bond,** an unmarried man, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of and more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 99 as shown on the Plan of Townhomes of Traemoor Village, of record in Instrument No. 20080318-0027145; and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Cathy M. Davis, an unmarried woman, by deed dated 07/16/2019, and recorded 07/19/2019, from Americas Premiere Realty, Inc, A Michigan Corporation, of record in

Instrument Number 20190719-0071114, in the Register's Office for Davidson County, Tennessee.

**This is improved property known as 2349 Traemoor Village Drive Nashville, TN 37209.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record.

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(s), their heirs and assigns forever; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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.

This the 18th day of May, 2022.

Cathy M. Davis

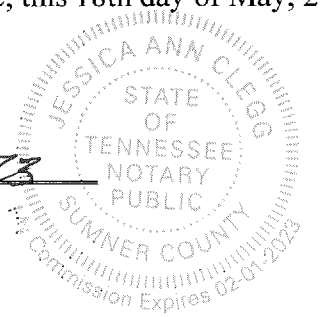
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Cathy M. Davis** 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 and official seal at office, this 18th day of May, 2022.

Notary Public

My Commission Expires: 02-01-2023



**Certificate of Authenticity**

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024