Prepared by:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

After Recording Return To:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

Karen Johnson Davidson County
Batch# 863136 DEEDWARR
05/26/2022 01:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20220526-0061412

File Number: 2022-2441
Parcel ID: 161130B42700CO

Warranty Deed

THIS INDENTURE made and entered into this 19th day of May, 2022 by and between Andrea M. Loggins, a single woman parties of the first part, and Jon Austin Ash and Laura Dale Ash, husband and wife party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of TN, to wit:

Land in Davidson County, Tennessee, and being all of Unit No. 427, Creekside of Brentwood, a Horizontal Property Regime With Private Elements, established pursuant to the provisions of Tennessee Code Annotated 66-27-101, et seq., under Exhibit "B" to the Amended and Restated Master Deed of Creekside of Brentwood, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050204- 0013611, and further amended in Instrument No. 20050329-003413l, Instrument No. 20050822-0100021, Instrument No. 20070622-0075126 and Instrument No. 20210916-0124412 and as further depicted on Plat of Creekside of Brentwood of record in Instrument No. 20090730-0071237, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium, together with the percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Andrea M. Loggins, unmarried woman by Warranty Deed filed for record on October 17, 2016 in Instrument No. 201610177-0109137, of the Register's Office of Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey

the same; that same is unencumbered except: City of Nashville and 2022 Davidson County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book Page and easements all being of record in Davidson County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written

Andrea M. Loggins

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

On this 19th day of May, 2022, before me personally appeared Andrea M. Loggins, 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 19th day of May, 2022.

Yulanda Pillow
Notary Signature
My commission expires: May 23, 2023

YULANDA PILLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 23, 2023
COUNTY OF RUTHERFORD

Property Owner Name and Address:
Jon Austin Ash and Laura Ash
427 Lazy Creek Lane
Nashville, TN 37211

Mail Tax Bills To:
Jon Austin Ash and Laura Ash

Property Address: 427 Lazy Creek Lane, Nashville, TN 37211 Parcel: 161130B42700CO

State of Tennessee
County of Rutherford.

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which $530,000.00 amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Tonya P. Rodgers
Affiant

SUBSCRIBED AND SWORN TO before me this 19th day of May, 2022

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary

202205260061412

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 5/19/22 (date of document).

Affiant Signature

5/23/22
Date

State of Tennessee

County of Rutherford

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

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY