This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17257-RR

Karen Johnson Davidson County
Batch# 875991 DEEDWARR
06/22/2022 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20220622-0071451

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 11:19:2025 COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 6th day of June, 2022.

Notary Public
My Commission Expires: _____

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Hayley Reddington<br>2622C Pennington Ave.<br>Nashville, TN 37216 | Ameris Bank<br>1000 Corporate Centre Drive, #120<br>Franklin, TN 37067 | 072-15-0T-001.00-CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nicholas Francis Bechard and Morgan Frances Cummings, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hayley Reddington**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 of 2622 Pennington Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2622 Pennington Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150923-0096790, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2622 Pennington Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat labeled as Exhibit "B" to said Declaration appearing in Instrument No. 20150923-0096790 and Instrument No. 20161031-0114841, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Nicholas Francis Bechard and Morgan Frances Cummings, husband and wife by Warranty deed from Adam Carrico and Kailin Carrico, husband and wife of record in Instrument No. 20210122-0009559 Register's Office for Davidson County, Tennessee, dated January 21, 2021 and recorded on January 22, 2021.

This is improved property located at: **2622 Pennington Avenue, #C, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 6th day of June, 2022

.

GRANTOR:

Nicholas Francis Bechard

Morgan Frances Cummings

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas Francis Bechard and Morgan Frances Cummings, husband and wife, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of June, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1-6-2024

# Certificate of Authenticity

I, Joshua A. Terry, 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 6/14/22.

Affiant Signature

6/14/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/14/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON