THIS INSTRUMENT PREPARED BY:
Wendy Geurin Smith
Attorney at Law
6077 Primacy Parkway Ste 200
Memphis, TN 38119
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ONCE RECORDED, RETURN TO:
Title Center of the South
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 877138 DEEDWARR
06/24/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $222.00
20220624-0072323

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of June, 2022, by and between **PATRICIA A. COMER,** a married woman **and MATTHEW BRIAN COMER,** a Married Man (Grantors), party of the first part, and **JUSTIN ERIC PLATT** (Grantee), party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

Unit No. 905 in Four Maples Condominium, a Horizontal Property Regime, as shown on the plat of record in Book 5200, Page 283 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricia S. Comer and Matthew Brian Comer by Warranty Deed recorded in Instrument 20140129-0008065. Patricia A. Comer and Patricia S. Comer is the same person.

Tax Map/Parcel: 107 13 0A 005.00

Real Property Address: 905 Coarsey Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

Taxes for the year 2022, and subsequent years, not yet due and payable; matters shown on plat of record in Plat Book 5200 at Page 283; restrictions of record appearing Book 5657 at Page 438, Book 5660 at Page 185, Book 9263 at Page 512, and Instrument Number 20051012-0122820, all in the Register's Office of Davidson County, Tennessee.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The word "party" as used herein shall mean "parties" as 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 said party of the first part the day and ~~year~~ first above written.

Patricia A. Comer

Patricia A. Comer

Matthew Brian Comer

STATE OF TENNESSEE)
COUNTY OF Williamson)

On this 16 day of June, 2022, **PATRICIA A. COMER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, the day and date above written.

My Commission Expires:
6/26/2023

Teresa Huffines
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Williamson)

On this 16th day of June, 2022, **MATTHEW BRIAN COMER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, the day and date above written.

My Commission Expires:
6/26/2023

Teresa Huffines
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 60,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Justin Platt
Affiant

Subscribed and sworn to before me this 16th day of June, 2022.

My commission expires:
6/26/2023

Teresa Huffines
Notary Public

Property Address:	905 Coarsey Drive, Nashville, TN 37217
Mail Tax Notices to:	111 Ridgeview Lane, Brentwood, TN 37027
Name and Address of Property Owner:	Justin Eric Platt

Certificate of Authenticity

I, David Florio, 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 6/16/2022.

Date

Affiant Signature

6/20/2022
Date

State of North Carolina

County of Orange

Sworn to and subscribed before me this 20th day of June, 2022.

Notary's Signature Camelia S. White

My Commission Expires: 6/30/2025
Date

CAMELIA S. WHITE NOTARY PUBLIC CHATHAM COUNTY, N.C.

Notary's Seal

202206240072323