Karen Johnson Davidson County
Batch# 880674 DEEDWARR
06/29/2022 01:04:30 PM 4 pgs
Fees: $23.00 Taxes: $2,800.90
20220629-0075279

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $757,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2022

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Barkinge and Taylor Rockenbach	Cadence Bank Mortgage	Parcel ID: 061 10 0 103.00
(NAME)	(NAME)	
3870 Saunders Ave	2718 W. Jackson St Bldg C-2nd Fl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Tupelo MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amanda R. Gregory and Andy Gregory, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Barkinge, an unmarried man, and Taylor Rockenbach, an unmarried woman, as joint tenants with rights of survivorship.** , hereinafter called the Grantees, 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 Lot No. 63 on the Plan of Maplewood Heights Subdivision for J.E. Saunders of record in Book 547, Pages 77 and 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Charles Dyer, unmarried from Homer C. Hunter and Carol Hunter, husband and wife by Warranty Deed dated September 10, 2019 and recorded on September 13, 2019 in Instrument No. 20190913-0092778, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dogwood Investments, LLC from Daniel Charles Dyer, a married man by Quitclaim Deed dated September 10, 2019 and recorded on October 2, 2019 in Instrument No. 20191002-0100500, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Amanda R. Gregory and Andy Gregory, wife and husband from Dogwood Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed dated November 12, 2020 and recorded on November 13, 2020 in Instrument No. 20201113-0134303, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3870 Saunders Ave, Nashville, TN 37216

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. 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 our hands this 13 day of JUNE, 2022

Amanda R. Gregory

Andy Gregory

STATE OF ~~TENNESSEE~~ CALIFORNIA

COUNTY OF VENTURA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Amanda R. Gregory and Andy Gregory, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of June, 2022.

Notary Public

SEE ATTACHED DOCUMENT.

My Commission Expires: July 15, 2025

(SEAL)

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of VENTURA

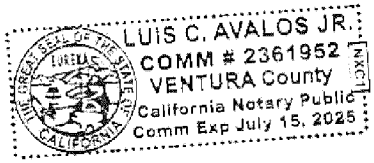
Subscribed and sworn to (or affirmed) before me on

this 13 (Date) day of JUNE (Month), 20 22 (Year) by

(1) AMANDA R. GREGORY

(and (2) ANDY GREGORY (Name(s) of Signer(s)),

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature Luis C. Avalos Jr. (Signature of Notary Public)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/28/2022 ____ (date of document).

Affiant Signature

06/28/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28 day of June, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025