WARRANTY DEED

Karen Johnson Davidson County
Batch# 884432 DEEDWARR
07/06/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20220706-0077745

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2022-0727

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Sherwood	CME Lending Group, LLC an Indiana Limited liability company	116-08-0K-003.00-CO
(NAME)	(NAME)	
4026 Woodmont Boulevard D	890 E Sidewalk Rd Ste 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Chesterton, IN 46304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robin Jeffrey Gordon, an unmarried man and Ann Marie Coffey, an unmarried woman, as Tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Sherwood, an unmarried woman,** 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:

A certain Condominium unit in Davidson County, Tennessee, being Unit No. D as shown on the plan of 4026 Woodmont Condominiums as shown in plat Book 6200, Page 251, and further set out on Exhibit "C" to the Master Deed of record in Book 6870, Page 501, as amended and restated in Instrument No. 20060918-0114904, Re-recorded in Instrument No. 20060918-0115129, Register's Office for said County, to which plan and Master Deed references are hereby made for a more complete description thereof, together with an undivided interest in the common elements of 4026 Woodmont Homeowner's association, all to which reference is hereby made for a more complete description of said unit and the appurtenances thereto.

Being the same property conveyed to Robin Jeffrey Gordon, an unmarried man and Ann Marie Coffey, an unmarried Woman, as tenants in common with the right of survivorship by Warranty deed from Gretchen Napier, unmarried of record in Instrument No. 20190125-0007683 Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on January 25, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 251, as amended by Exhibit "C" attached at Page 545 to the Master Deed of record in Book 6870, Page 501, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in the Master Deed in Book 6870, Page 501; Book 6870, Page 545 amended and restated in

Instrument Number 20060918-0114904, Instrument No. 20060918-0114905 and re-recorded in Instrument No. 20060918-0115129, Instrument No. 20010521-0052458, Register's Office for Davidson County, Tennessee. Homeowner's Association Charter of record in Book 6878, Page 833, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 6870, Page 531; amended in Instrument Number 20010521-0052458, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20110504-0034065 in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4026 Woodmont Boulevard D, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 27th DAY OF JUNE, 2022.

Robin Jeffrey Gordon

Ann Marie Coffey

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robin Jeffrey Gordon, an unmarried man and Ann Marie Coffey, an unmarried woman, as Tenants in common with ri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of June, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
(SEAL)
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 June 27, 2022.

Affiant Signature _____

June 27, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of June 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County