This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 233-4079 fax

Karen Johnson Davidson County
Batch# 893885 DEEDWARR
07/26/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20220726-0085282

WARRANTY DEED

FOR AND IN 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, **MICHAEL PALMER COLEMAN and GENESIS ANDREINA RODRIGUEZ SANZ, husband and wife**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARA J KEMP AND JOSHUA GABRIEL WILLIAM KEMP, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING UNIT NO 48, ASHLAND PLACE TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INSTRUMENT NO 20160826-0089473, AMENDED IN INSTRUMENT NO 20161021-0111700, AMENDED IN INSTRUMENT NO 20180530-0051597, AMENDED IN INSTRUMENT NO 20190507-0042739, AND AMENDED IN INSTRUMENT NO 20190619-0059213, AND ANY AND ALL AMENDMENTS THERETO, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO MICHAEL PALMER COLEMAN AND GENESIS ANDREINA RODRIGUEZ SANZ, HUSBAND AND WIFE, BY WARRANTY DEED FROM RWA/ ASHLAND PLACE, LLC, DATED APRIL 14, 2021, OF RECORD IN INSTRUMENT NO 20210416-0051336, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 931 ASHLAND PLACE DR, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of July, 2022.

MICHAEL PALMER COLEMAN

GENESIS ~~ANDREINA~~ RODRIGUEZ SANZ

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MICHAEL PALMER COLEMAN and GENESIS ANDREINA RODRIGUEZ SANZ**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville (City), TN, on this the 22nd day of July, 2022.

NOTARY PUBLIC
My commission expires: 2/18/26

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$412,000.00.**

Affiant

Subscribed and sworn to before me, this the 22 day of July, 2022.

NOTARY PUBLIC
My commission expires: 7/19/25

Address New Owner(s) as follows:
CARA J KEMP
JOSHUA GABRIEL WILLIAM KEMP
931 Ashland Place Drive
Nashville, TN 37218

Send Tax Bills To:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Map and Parcel Number(s): 069 06 0B 048.00

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 July 22, 2022.

Affiant
Date: July 26, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of July 2022.

Notary Public

My Commission Expires: 6/26/2023

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY