WARRANTY DEED

Karen Johnson Davidson County
Batch# 896349 DEEDWARR
07/29/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,459.50
20220729-0086791

File #22-DM-1004-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-7-24
(AFFIX SEAL)

CAROLYN CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael J. Hinds and Jennifer Hinds	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	
1004A Southside Avenue	**117 Seaboard Lane, Ste F-205**	**105 01 2P 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM D. TELGEN AND DIANE E. TELGEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL J. HINDS AND JENNIFER HINDS, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1004 Southside Homeowners Association, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1004 Southside Homeowners Association, a Horizontal Property Regime, of record in Instrument No. 20161222-0135043, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William D. Telgen and Diane E. Telgen, husband and wife, by Warranty Deed from Key City Properties, LLC, of record in Instrument No. 20180124-0007375, in the Register's Office of Davidson County, Tennessee, dated January 23, 2018 and recorded on January 24, 2018.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1, Southside Park Estates, as recorded in Plat Book 4460, Page(s) 61 .
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161222-0135043.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4575, Page 964.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1004-B Southside Avenue, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th day of July, 2022.

William D. Telgen

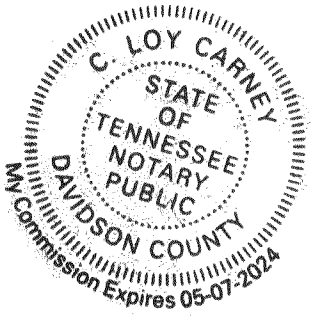
Diane E. Telgen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2022, before me personally appeared William D. Telgen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July, 2022.

Notary Signature
My commission expires: 5-7-24

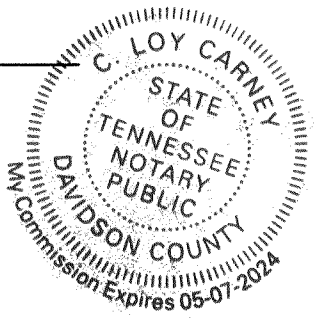


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2022, before me personally appeared Diane E. Telgen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July, 2022.

Notary Signature
My commission expires: 5-7-24



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the 28th day of July, 2022.

Affiant Signature
Date 07/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

