Karen Johnson Davidson County
Batch# 918066 DEEDWARR
09/16/2022 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220916-0103681

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Toni Belyeu
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of September, 2022.

(Affix Seal) Notary Public

My Commission Expires: 5-5-2025

2022-08-390

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Allen Thomason and Glenda Babcock 4225 Harding Pike, #602 Nashville, TN 37205	New owner	Map/Parcel 103-16-0C-602.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George E. Mock and wife. Kathleen M. Mock,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **James Allen Thomason, an unmarried man, and Glenda Babcock, an unmarried woman, as tenants in common with rights of surviorship,** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being Unit No. 602 on the Plan of Wellington Arms Condominiums in Plat Book 5200, Page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description together with the appurtenant interest in the common elements of Wellington Arms Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, Page 241, and corrected in Book 5740, page 897, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George E. Mock and Kathleen Mock, husband and wife by Warranty deed from Christian Wilkison, an unmarried man, of record in Instrument No. 20201027-0124221 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on October 27, 2020.

Being the same property conveyed to Michelle Mock, unmarried by Quitclaim deed from George E. Mock and Kathleen Mock of record in Instrument No. 20201214-0146589 Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on December 14, 2020.

Being the same property conveyed to George E. Mock and wife, Kathleen M. Mock by Quitclaim deed from Michelle Mock of record in Instrument No. 20220315-0029994 Register's Office for Davidson County, Tennessee, dated March 09, 2022 and recorded on March 15, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2022 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4225 Harding Pike, #602, Nashville, TN 37205 .

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 16th day of September, 2022:

George E Mock

George E. Mock

Kathleen M. Mock

Kathleen M. Mock

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of September, 2022, before me personally appeared George E Mock and Kathleen M Mock, 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 16th day of September, 2022.

Notary Signature
My commission expires:
12-08-2024

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9-16-2022.

Affiant Signature

9-16-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16th day of September, 2022.

Notary Signature

My Commission Expires: 11/8/22

