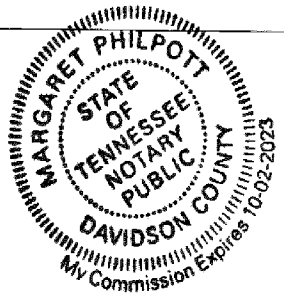
Karen Johnson Davidson County
Batch# 918088 DEEDWARR
09/16/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.13
20220916-0103720



STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $764,900.00.

Affiant

Sworn to and subscribed before me this 13th day of September, 2022.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

NEW OWNER

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Brogan Riches	6017A Pennsylvania Ave	6017A Pennsylvania Ave, Nashville, TN 37209	091-02-3U-001.00-CO
6017A Pennsylvania Ave			
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Megan Baker n/k/a Megan Baker Jernigan and Stephen Jernigan, wife and husband,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Brogan Riches, sole ownership,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 6017A of 6017 Pennsylvania Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6017 Pennsylvania Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151112-0115227 and as Amended in Instrument No. 20160810-0083187, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6017 Pennsylvania Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151112-01115227 and as Amended in Instrument No. 20160810-0083187, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Megan Baker and Stephen Jernigan, both unmarried, as tenants in common with right of survivorship by Warranty deed from White Pines Building Group, LLC, a Tennessee limited liability Company of record in Instrument No. 20160822-0087439 Register's Office for Davidson County, Tennessee, dated August 17, 2016 and recorded on August 22, 2016.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

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 161, Page 75, 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 Instrument Number 20151112-0115227, as amended in Instrument Number 20160810-0083187, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 13th day of September, 2022.

Megan Baker n/k/a Megan Baker Jernigan

Stephen Jernigan

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amanda Birner, the undersigned, a Notary Public, in and for said State and County, **Megan Baker n/k/a Megan Baker Jernigan and Stephen Jernigan, wife and husband,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of September, 2022.

NOTARY PUBLIC
My Commission Expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **9/13/2022** (date of document).

Affiant Signature

9/13/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **September**, **2022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

