Karen Johnson Davidson County
Batch# 935445 DEEDWARR
10/28/2022 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20221028-0117002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 24TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/12/2024

(AFFIX SEAL)

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Pride and Debra Pride, husband and wife	Address of NewOwner (NAME)	
206 Cottage Pl 662 (ADDRESS)	(ADDRESS)	095-02-0A-206.00-CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joyce E. Martin, unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael W. Pride and Debra Pride, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 24, also shown as Street Number 134, on the Plan of Cottage Place Condominiums, of record in Plat Book 6520, pages,816-823, together with an undivided interest in the common elements, all as described in Master Deed, Declaration of Covenants, Conditions & Restrictions of record in Plat Book 6520, page 745, as amended in Book 6569, page 212, Book 6625, page 506, Book 6636, page 722, and Book 6902, page 829, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joyce E. Martin by Warranty deed from Beth Ann Kuykendall Leary, Joan Ellen Kuykendall Hurt and Rory Armstrong Kuykendall of record in Instrument No. 20150512-0043638 Register's Office for Davidson County, Tennessee, dated May 08, 2015 and recorded on May 12, 2015.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 206 Cottage Pl 662, Nashville, TN 37214
(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 24th day of October, 2022.

WARRANTY DEED
(Continued)

Joyce E. Martin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce E. Martin, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of October, 2022.

Notary Public

My Commission Expires: 07-09-2024

(SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, Kellie L. Parsons do hereby make oath that I am 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 October 24, 2022.

Affiant Signature

October 24, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of October, 2022.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

ERIN K SMIDT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY