This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-19716-TC

Karen Johnson Davidson County
Batch# 947101 DEEDWARR
12/02/2022 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,105.30
20221202-0126344

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $569,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2022.

Notary Public
My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hannah S. Foley and Daniel Sky 5506B New York Avenue Nashville, TN 37209	United Wholesale Mtg. 585 S. Blvd. E. Pontiac, MI 48341	091 02 0V 002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elaine Redfern, an unmarried woman, as sole ownership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hannah S. Foley, a married woman and Daniel Shy, a married man, as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5506 New York Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20141226-0118126 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Elaine Redfern, as sole ownership, by Quit Claim Deed from Elaine Redfern, an unmarried woman, and Amanda Jo Gencay, a married woman, dated November 16, 2022 and recorded November 21, 2022, of record as Instrument No. 20221121-0123296, Register's Office of Davidson County, Tennessee.

Being a part of the property conveyed to Elaine Redfern and Amanda Jo Gencay, a married woman as joint tenants with rights of survivorship by Quit Claim Deed from Elaine Redfern, an unmarried woman of record as Instrument No. 20180914-0091592 in the Register's Office for Davidson County, Tennessee, dated September 12, 2018 and recorded on September 14, 2018.

Being the same property conveyed to Elaine Redfern, Unmarried by Warranty Deed from Nashville Intown Development Co, LLC of record in Instrument No. 20151221-0127984 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 21, 2015.

This is improved property located at: **5506B New York Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2022.

GRANTOR:

Elaine Redfern

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elaine Redfern the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of November, 2022.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 NOV. 30, 2022

11/30/22
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of November, 2022

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024