Karen Johnson Davidson County
Batch# 961887 DEEDWARR
01/18/2023 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,141.93
20230118-0003979

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $578,900.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF January, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File #22-PA-1100-101

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)
Jarrod M. Cooper, Trustee of Jarrod M. Cooper Trust dated December 15, 2022	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	
1100 Russell Street #101	8320 EAST WALKER SPRINGS LN	**083 13 0C 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	KNOXVILLE, TN 37923	
(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, **CHRISTINE BARNES, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JARROD M. COOPER, TRUSTEE OF JARROD M. COOPER TRUST DATED DECEMBER 15, 2022** 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 condominium located in Davidson County, Tennessee, being Unit No. 101 of MC3, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq, of the Tennessee Code Annotated, under the Master Deed establishing MC3 of record in Instrument Number 20070628-0077498 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting rights as set forth in Exhibit "B" (By-Laws) Section 6, to said Master Deed.

Being the same property conveyed to Christine Barnes, Unmarried, by Warranty Deed from Martin Corner, a Tennessee General Partnership, of record in Instrument No. 20110927-0074834, in the Register's Office of Davidson County, Tennessee, dated September 27, 2011, and recorded on September 27, 2011.

The said Christine Barnes is one and the same as Christine F. Barnes.

This conveyance is subject to:
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing MC3 Condominium of record in Instrument No. 20070628-0077498; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances , recorded in

Instrument No. 20070713-0083681.

*Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070713-0083561.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1100 Russell Street, #101, Nashville, TN 37206**.

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 11th day of January, 2023.

Christini F. Barnes by Alice Crafts her attorney-in-fact
Christine F. Barnes by Alice Crafts, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of January, 2023, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Alice Crafts, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Christine F. Barnes and acknowledged that she executed the same as the free act and deed of the said Christine F. Barnes.

Witness my hand, at office, this 11th day of January, 2023.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 17, 2023 (date of document).

Affiant Signature

January 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023