THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143369** Karen Johnson Davidson County Batch# 969613 DEEDWARR 02/13/2023 08:36:30 AM 3 pgs Fees: $18.00 Taxes: $1,117.40 20230213-0010126	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $302,000.00. Affiant Subscribed and sworn to before me, this 10th day of February, 2023. Notary Public My Commission Expires: 11/2/26 MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cody Gage and Rebecca Howell 125 Williamsburg West Court Nashville TN 37221	Legacy Home Loans 1036 Stearman Dr ste 6 White House, TN 37188	Tax Parcel ID No. 142-06-0C-012.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samantha L. McNatt, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cody Gage, an unmarried man and Rebecca Howell, an unmarried woman, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 72-B on the plan of Doral Country Villa, Section Four, of record in Book 5050 at page 61, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Master Deed establishing a Horizontal Property Regime for Doral Country Villas, of record as Book 5011, page 395, amended in Book 5157, page 252 and made applicable in Book 5157, page 254, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SAMANTHA L. SIMPSON, by deed from BRANDI KEMP, of record in Instrument No. 20171208-0125428 , dated December 4, 2017 , said Register's Office.

Samantha L. Simpson is now known as Samantha L. McNatt.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 142-06-0C-012.00 CO.

Matters shown on the Plan of record in Plat Book 5050, page 61, said Register's Office.

Master Deed of record in Book 5011, page 395, Book 5157, page 252 and Book 5157, page 254, said Register's Office.

Amended By-Laws of record in Instrument No. 20070523-00616526, said Register's Office.

This is improved property located at 125 Williamsburg West Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of February, 2023.

Samantha L. McNatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samantha L. McNatt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2023.

Notary Public



My Commission Expires: _____

True Copy Certification

I, **Kaz Arbogast,** 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 this the 10th day of February, 2023.

Affiant Signature
Date 02/10/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

