Karen Johnson Davidson County
Batch# 973450 DEEDWARR
02/23/2023 10:42:16 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20230223-0012796

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00

Katie Bradley
Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2023.

Virginia Desjarlais
Notary Public

My Commission Expires: _____
(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Cole Giordon	NEW OWNER	105-16-0U-001.00 CO and
500A Waycross Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lauren Gayle Barca and Brandon Joseph Barca, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cole Giordon, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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 A of the 500 Waycross Drive Homeowners' Association, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 500 Waycross Drive Homeowners' Association, of record in Instrument No. 20210319-0036537, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 500 Waycross Drive Homeowners' Association, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20210319-0036537, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to Lauren Gayle Barca and Brandon Joseph Barca, wife and husband, by Special Warranty Deed from Ridgemont Homes, LLC, dated 3/15/2022 and recorded 3/23/2022 in Instrument No. 20220323-0033486, in the Register's Office of Davidson County, Tennessee.

PRIOR OWNER CHAIN OF TITLE:
BEING PART OF the same property previously conveyed to Ridgemont Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Mary E. Greer, Trustee, under the Revocable Greer Living Trust, dated May 18, 2000, said deed dated 11/18/2020 and recorded 11/24/2020 in Instrument No. 20201124-0137728, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 500A Waycross Drive, Nashville, TN 37211.

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, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 22nd day of February, 2023.

Lauren Gayle Barca

Brandon Joseph Barca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren Gayle Barca and Brandon Joseph Barca with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd of February, 2023.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)

