Karen Johnson Davidson County
Batch# 978016 DEEDWARR
03/07/2023 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20230307-0016405

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW HAIGHT	CARDINAL FINANCIAL COMPANY, LP	**162-01-0B-026.00-CO**
(NAME) **441 CLAIRCREST DRIVE**	(NAME) 3701 ARCO CORPORATE DR., STE 200	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS) CHARLOTTE NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DONNA R. MILLER, N/K/A DONNA BARR, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW HAIGHT, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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 Lot No. 26 on the Plan of Clairmont Subdivision, Phase 2, of record in Book 6050, Page 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Donna R. Miller, a single woman, from Amy L. Greene and Milo C. Greene, by deed dated April 27, 1999, of record in Book 11475, Page 660, said Register's Office.

Donna R. Miller and Donna Barr are one and the same person.

See Limited Power of Attorney for Donna Barr being recorded simultaneously herewith in Instrument No. 20230306-0015990, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 6050, Page 323; Master Deed of Record in Book 7096, Page 940, and amended in Book 7108, Page 98, and Reinstatement of Master Deed and ByLaws in Book 8263, Page 703; Charter of record in Book 6988, Page 536, Book 7137, Page 826, Book 7960, Page 128, Book 8168, Page 430, and Book 8172, Page 28; Bylaws of record in Book 7117, Page 70, Book 7637, Page 319, Book 8108, Page 993, Instrument No. 2008121-00119056, Instrument No. 20140314-0021310, and Instrument No. 20180413-0035061; Easement of record in Instrument No. 20190725-0072971; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **441 CLAIRCREST DRIVE, ANTIOCH, TN 37013**
(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 hand this 3rd day of March, 2023.

Donna Barr, by Sheila Tidwell, her Atty in Fact

DONNA BARR
By: Sheila F. Tidwell, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2023, before me personally appeared **Sheila F.Tidwell, Attorney in Fact for Donna Barr**, 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 **Donna Barr**, and who acknowledged that she executed the same as the free act and deed of **Donna Barr**.

Witness my hand and official seal at office this 3rd day of March, 2023.

My commission expires: **March 3, 2026**

Lee A. Cohen

Notary Public



TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 MARCH 3, 2023

3/6/23

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 6 day of MARCH, 2023

Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

