Karen Johnson Davidson County
Batch# 990930 DEEDWARR
04/12/2023 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20230412-0026885

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

File #23-PA-0700-2-V

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)
McKenzie J Roberts	**New Owner**	
(NAME)	(NAME)	**091 05 0W 025.00**
700 James Avenue, Unit 2		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **BONNIE L. GARDEN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCKENZIE J ROBERTS, AN UNMARRIED WOMAN,** 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:

Being Unit 25 of the Rows at the Annex, A Horizontal Property Regime with Private Elements, as stated and recorded in Instrument Number 20180516-0046957, and amended by Instrument Number 20190814-0080842, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bonnie L. Garden, an unmarried woman, by Warranty Deed from Douglas E. Doss, unmarried, of record in Instrument No. 20201105-0129768, in the Register's Office for Davidson County, Tennessee, dated November 3, 2020 and recorded on November 5, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. F. Cockrills Farm Subdivided, as recorded in Plat Book 161, Page(s) 134 and 135.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170501-0042517; Joinder to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170829-0088856; Amended and Restated Master Deed of record in Instrument No. 20180516-0046957, as amended in Instrument No. 20190814-0080842.

11. Easement recorded in Instrument No. 20180730-0073896.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **700 James Avenue, Unit 2, Nashville, TN 37209**.

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 12th day of April, 2023.

Bonnie L. Garden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2023, before me personally appeared Bonnie L. Garden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2023.

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, Keith H. Solomon, 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 04/12/2023 (date of document).

Affiant Signature

04/12/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of April, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

