Karen Johnson Davidson County
Batch# 1009850 DEEDWARR
06/01/2023 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $717.80
20230601-0041259

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

File #23-KA-0933-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)
Nofoaluma Poe	**Canopy Mortgage, LLC, ISAOA**	
(NAME)	(NAME)	
933 Coarsey Drive	**360 Technology Court, Ste. 200**	**107-13-0A-033-00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Lindon, UT 84042**	
(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, **ANNA B. STOUT, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOFOALUMA POE, A SINGLE PERSON** 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 Apartment in Davidson County, Tennessee, being Unit No. 933 in Four Maples Condominiums, a horizontal property regime, as shown on the Plat of record in Plat Book 5200, Page 283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Anna B. Stout, unmarried by Warranty deed from Carol Suzuki, a single person of record in Instrument No. 20151103-0111693 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 03, 2015.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Plan of record in Plat Book 5200, Page 283, Register's Office for Davidson County, Tennessee.
* Master Deed establishing a Horizontal Property Regime of Four Maples Condominiums of record in Book 5657, Page 438, Book 5660, Page 185, Book 9263, Page 512 and amendment to By-Laws filed in Instrument No. 20051012-0122820, Register's Office for Davidson County, Tennessee.
* Amendment and Addition of Public Utility and Drainage Easement of record in Book 5504, Page 468, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **933 Coarsey Drive, Nashville, TN 37217**.

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 31st day of May, 2023.

Anna B. Stout

Anna B. Stout

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2023, before me personally appeared Anna B. Stout, 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 31st day of May, 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

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 31 day of May, 2023.

Affiant Signature
Date 5-31-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

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