Karen Johnson Davidson County
Batch# 1024823 DEEDWARR
07/11/2023 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $919.45
20230711-0053028

WARRANTY DEED

ALAN M. 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 $248,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-09-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Carlisle	New Owner	
(NAME) 1382 Rural Hill Rd #103	(NAME)	163020C00200CO
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **30TH DAY IN SEPTEMBER CORPORATION (also referred to as 30TH DAY IN SEPTEMBER INC)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon Carlisle,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2, Unit No. 103 as described in the Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and By-Laws, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., Reg. No. 1512, 622 West Iris Drive, Nashville, Tennessee 37204.

Being the same property conveyed to 30th Day in September, Inc. by Quitclaim Deed from Michael Charles of record in Instrument No. 20080519-0051299 Register's Office for Davidson County, Tennessee, dated May 12, 2008 and recorded on May 19, 2008.

Being the same property that was divested out of Fesmire Investment Holdings and vested into 30th Day in September, Inc. by Decree for Redemption of record in Instrument No. 20130828-0090717, Register's Office for Davidson County, Tennessee.

See also, Final Decree Confirming Sale in Instrument No. 20121219-0117065, Register's Office for Davidson County, Tennessee.

This property is being conveyed in connection with the winding up of the Corporate Affairs of 30TH DAY IN SEPTEMBER CORPORATION pursuant to Dissolution filed with the State of Nevada Secretary of State under Filing Number 20233304216.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1382 Rural Hill Rd Unit 103 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 7th day of July, 2023.

30TH DAY IN SEPTEMBER CORPORATION

Juanita Brown Authorized Signor

By: Juanita Brown, Authorized Signor

STATE OF TEXAS
COUNTY OF Tarrant

Before me, a Notary Public of said County and State, personally appeared Juanita Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Signor of **30TH DAY IN SEPTEMBER CORPORATION** the within named bargainer, and that she as such Authorized Signor , executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as Authorized Signor .

WITNESS my hand and official seal at office this 7th day of July, 2023.

KJMcCullough

Notary Public

My Commission Expires: 4/20/26

NOTARY PUBLIC STATE OF TEXAS
Kelsey JoVan McCullough
My Commission Expires
4/20/2026
Notary ID
133716406

Certificate of Authenticity

I, Holly A Mason, 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 7-10-23.

Affiant Signature

7-10-23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10 day of July, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY