WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062626 DEEDWARR
10/19/2023 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20231019-0081921

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 17TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1159 Washington Street, L.L.C.	New Owner	
(NAME)	(NAME)	
609 Seagrove Avenue		147 02 0A 004.00
(ADDRESS)	(ADDRESS)	
Cape May, NJ 08204		
(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 considerations, the receipt of which is hereby acknowledged, we **Danny A. Noel and Cindy W. Noel, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **1159 Washington Street, L.L.C., a New Jersey Limited Liability Company,** hereinafter called the GRANTEE(S), its assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land Situated in the County of Davidson in the State of Tennessee, to wit:

A certain Condominiums in Davidson County, Tennessee, being Unit No. 4, Building A, on the Plan of The Coach House, a Condominium, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809, Page 829, as amended in Book 4813, Page 964, and in Book 5100, Page 894, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of The Coach House, a Condominium, of record in Book 4675, Page 107, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Danny A. Noel and Cindy W. Noel, husband and wife by Warranty Deed from Dan Gartley, an unmarried man, dated 04/19/2019, of record in Instrument No. 20190422-0036500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 523 Harding Place, Unit 4, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2133931
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 17th day of October, 2023.

Danny A. Noel

Cindy W. Noel

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny A. Noel and Cindy W. Noel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October, 2023.

Notary Public:
My Commission Expires: 3/9/2027

John M. Wells
State of Tennessee Notary Public
Davidson County

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

True Copy Certification

I, **Tonya Cherry,** 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 17th day of October, 2023.

Affiant Signature
Date 10/17/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

