Karen Johnson Davidson County
Batch# 1070059 DEEDWARR
11/09/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20231109-0087746

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Madison Silva
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2023.

Dana Michelle Warsop
Notary Public

MY COMMISSION EXPIRES: 3/2/2025
(AFFIX SEAL)

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Cindy Rae Link | NEW OWNER | Parcel ID: 161-11-0A-044.00-CO and |
| (NAME) 386 Huntington Ridge Drive | (NAME) | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Roderick Garro and Cassie Garro, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cindy Rae Link, unmarried**, hereinafter called the Grantees, their heirs and 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 Unit No. 44, on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Terri Hamilton, unmarried from H. Edmond Sorrell, a single man by Warranty Deed dated February 25, 2005 and recorded on March 3, 2005 in Instrument No. 20050303-0023558, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Roderick Garro and Cassie Garro, husband and wife from Terri Hamilton, unmarried by Warranty Deed dated November 26, 2022 and recorded on November 27, 2022 in Instrument No. 20221027-0116383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 386 Huntington Ridge Drive, Nashville, TN 37211

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 our hands this 8 day of November, 2023.

Roderick Garro

Cassie Garro

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Roderick Garro and Cassie Garro, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of November, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Tonya Loftin, 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 11/8/2023.

Date

Tonya Loftin
Affiant Signature

November 9, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)