Karen Johnson Davidson County
Batch# 1088347 DEEDWARR
01/04/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20240104-0000878

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-6825-WE

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/21/2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Jay Golde and Gina Golde	CrossCountry Mortgage, LLC	
1203 B Ashwood Avenue	2160 Superior Avenue	105-13-3A-002.00C0
Nashville, TN 37212	Cleveland, OH 44114	
(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, I, **Mary Farrington Davis, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Jay Golde and Gina Golde, husband and wife**

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 B of 1203 Ashwood Cottages, as shown on the Plat attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1203 Ashwood Cottages, of record in Instrument Number 20141202-01100552, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary Farrington Davis by Warranty Deed from Magness Group, INC. As to 60% and MBS Construction, LLC as to 40% of record in Instrument No. 20150731-0075768 Register's Office for Davidson County, Tennessee, dated July 24, 2015 and recorded on July 31, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1203 B Ashwood Avenue, Nashville, TN 37212**

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 the 2 day of January, 2024.

Mary Farrington Davis

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Farrington Davis**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of January, 2024

My Commission expires: 1-8-27

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 2nd day of January, 2024

Robert L Scruggs 1.4.2024

Robert L. Scruggs, Affiant Date

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 4th day of January, 2024

Melody M Jenkins

Notary's Signature

My Commission Expires 9-8-2025

