Karen Johnson Davidson County
Batch# 1097590 DEEDWARR
02/02/2024 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20240202-0007618

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HALEY MILLER NOTARY PUBLIC TENNESSEE My Comm. Exp. May 3, 2027 COUNTY OF DAVIDSON

DM-WW-23-920

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sidney Gray	NEW OWNER	
(NAME) **920 Coarsey Drive**	(NAME)	**107-13-0A-020.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(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, **LYNZEE PINKERT, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SIDNEY GRAY, A SINGLE MAN,** 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:

Land in Davidson County, being Unit 920, Four Maples Condominiums, as established under Master Deed of record in Book 5657, Page 438, as corrected in Book 5660, Page 185, amended in Book 9263, Page 512 and Instrument No. 20051012-0122820, and depicted in Plat Book 5200, Page 283, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Lynzee Pinkert, a single woman by Warranty Deed from Atef Boutros, married of record in Instrument No. 20200415-0039290 Register's Office for Davidson County, Tennessee, dated April 09, 2020 and recorded on April 15, 2020.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 283, Register's Office for Davidson County, Tennessee.
- Taxes and assessments for the year 2024, a lient not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5657, Page 438 Amended of in Book 5660, Page 185, and Book 9263, Page 512, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5657, Page 477 and amended in Instrument No. 20051012-0122820, in the Register's Office for Davidson County, Tennessee.
- Charter of Four Maples Homeowners' Association of record in Book 5853, Page 14, in the 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.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **920 Coarsey Drive, Nashville, Tennessee 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 1 DAY OF FEBRUARY, 2024.

Lynzee Pinkert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNZEE PINKERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 of February, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 February 1, 2024.

Affiant Signature

2/1/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 1 day of February, 20 24.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY