Karen Johnson
Batch # 1104406
02/26/2024 09:19:04 AM
Fees: $18.00 Taxes: $906.50

Davidson County
DEEDWARR
3 pgs

20240226-0012788

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Madelyn Cox Affiant Subscribed and sworn to before me this 21st day of February, 2024. Notary Public My Commission Expires: 9-6-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashley Marie Cline 317 Huntington Ridge Drive Nashville, TN 37211	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	Map and Parcel No.: 161110A16600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Cheri C. Sanders, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Ashley Cline, a single woman ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 317 Huntington Ridge Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of February, 2024.

GRANTOR:

Cheri C. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 21st day of February, 2024.

Notary Public

My Commission Expires:

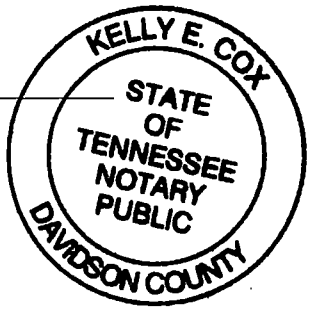


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 166 on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cheri C. Sanders by deed dated April 11, 2018 from Diane T. Skrabec, an unmarried woman, of record in Instrument No. 20180413-0034867, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 4675, Page(s) 9, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 4729, Page 687, as amended in Book 4889, Page 905 and Book 5394, Page 243 and Notice of Board Resolution recorded in Instrument No. 20110331-0024865, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement as set forth in instrument recorded in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.