Karen Johnson Davidson County
Batch# 1116145 DEEDWARR
03/28/2024 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,328.30
20240328-0021602

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $359,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/26/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-3199

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Larry Piper and Connie Yvette Piper	same	135-11-0C-036.00-CO
110 Nashboro Greens		
Nashville, TN 37217		

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,

Charles Nathaniel McDowell, unmarried and Tori Cammon, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Larry Piper and Connie Yvette Piper, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 36, Horizontal Property Regime Private Element Plat, Phase One on the Plan of Nashboro Village, Tract 18, as of record in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles Nathaniel Mcdowell and Tori Cammon, husband and wife by Warranty Deed from Darlene Anderson, unmarried and Thomas Walter Shea, as joint tenants with rights of survivorship of record in Instrument No. 20210810-0107446 Register's Office for Davidson County, Tennessee, dated August 05, 2021 and recorded on August 10, 2021. Charles Nathaniel Mcdowell and Tori Cammon having since divorced pursusant to Final Judgment and Decree of Divorce, Docket No 23D-356, Fourth Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 110 Nashboro Greens Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on March 26, 2024.

Charles Nathaniel McDowell

Tori Cammon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Charles Nathaniel McDowell and Tori Cammon, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 26, 2024.

Notary Public

My Commission Expires: 1/23/28

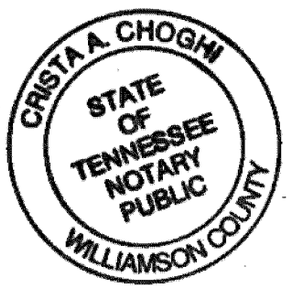
File #: 2024-3199

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 26, 2024.

J. Carlton Drumwright

March 26, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 26, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY