Karen Johnson Davidson County
Batch# 1125300 DEEDWARR
04/19/2024 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20240419-0028378

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Vicki Sheridan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 2024.

Melody Lynn Carr
Notary Public

MY COMMISSION EXPIRES: 8-16-2025
(AFFIX SEAL)

MELODY LYNN CARR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD MY COMM. EXPIRES AUGUST 16, 2025

File #24-TLC-4327-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nohemi Morgado Crisostomo	**First National Bank of America**	
(NAME)	(NAME)	**147 07 0D 002.00**
4327 Goins Road	**PO Box 980**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**East Lansing, MI 48826**	
(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, **CARSON COOPER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOHEMI MORGADO CRISOSTOMO, A SINGLE WOMAN** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of 4327 Goins Road Condominiums, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4327 Goins Road Condominiums, a Horizontal Property Regime, of record in Instrument Number 20081223-0122338 and amendment recorded in Instrument No. 20131016-0108152 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Carson Cooper, single woman, by Warranty Deed from Isai Joseph Leos and Norma E. Leos, Husband and Wife, of record in Instrument No. 20200618-0064381, in the Register's Office of Davidson County, Tennessee, dated June 10, 2020 and recorded on June 18, 2020.

This conveyance is subject to:
*Taxes for the year 2024, a lien not yet due and payable.
*Master Deed establishing 4327 Goins Road Condominium of record in Instrument Number 20081223-0122338, and amendment recorded in Instrument No. 20131016-0108152, said Register's Office.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090402-0030032, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is _____ **unimproved** __X___ **improved** property known as: **4327 Goins Road, 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 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 19th day of April, 2024.

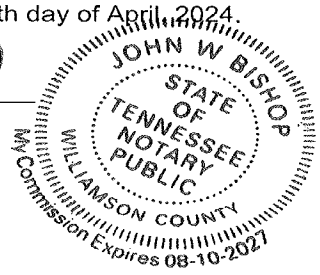
Carson Cooper

Carson Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2024, before me personally appeared Carson Cooper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of April, 2024.



Notary Signature
My commission expires:

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 **04/19/2024** (date of document).

Jami K Averwater

Signature

04/19/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **19th** day of **April**, 2024.

Vicki Sheridan

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

Seal

